LOT 10 SANDY PINES S/D.
682-216, 855-1804, 958-2464, CT

SIEPAK MATTHEW/DAVIS AMY
468 SW RANDOLPH CT
FORT WHITE, FL 32038

2025

14-7S-16-04211-010

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

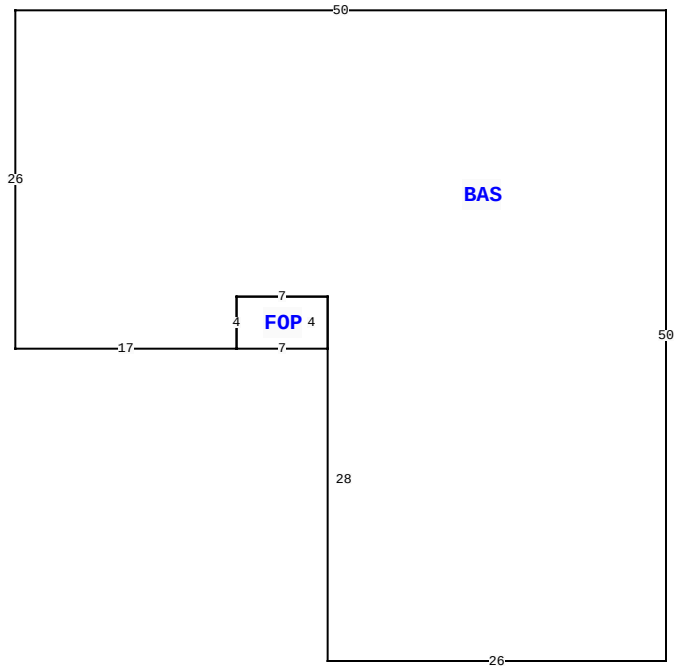
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	14716.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,896	100		1,896	223,089
FOP	28	30		8	941
TOTALS	1,924			1,904	224,030

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,904	115.4440	129.30	246,187	2003	2015	0	0	0	9.00	91.00

2 SINGLE FAM – 100% - 2025 Heated Area: 1896 HX Base Yr 2025



468 SW RANDOLPH CT, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/14/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		224,030
TOTAL MARKET OB/XF VALUE		15,500
TOTAL LAND VALUE - MARKET		58,200
TOTAL MARKET VALUE		297,730
SOH/AGL Deduction		0
ASSESSED VALUE		297,730
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		247,008
TOTAL JUST VALUE		297,730
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		286,039

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048805	Roof Replacement	15,210	12/07/2023
37804	PUMP/UTPOL	50	02/27/2019
37794	RECONNECT	75	02/25/2019
20036	SFR	329	10/11/2002
19692	M H	125	06/28/2002
12392	M H	125	04/11/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1505/1402	12/28/2023	WD	Q	I	01	368,500
GRANTOR: MARTINEZ STEPHAN						
GRANTEE: SIEPAK MATTHEW						
1378/1027	2/07/2019	WD	U	I	12	115,000
GRANTOR: THE SECRETARY OF HOUS						
GRANTEE: STEPHAN MARTINEZ						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W50 S26 E17 FOP= E7 N4 W7 S4$ N4 E7 S28 E26 N50$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
2	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2024	2023		100	800	
4	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2024	2023		100	1,500	
5	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2024	2023		100	1,200	
6	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2024	2023		100	2,000	

LAND DESCRIPTION

TOTAL OB/XF 15,500

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0100	C	SFR	100		RSF/MH	0.00	0.00	5.82	AC		1.00	1.00	1.00	10,000.00	10,000.00	58,200							

REVIEW DATE 01/04/2024 BY JS Total Acres: 5.82 Total Land Value: 58,200 Market: 0 Agricultural: 0 Common: 58,200 PRINTED 07/18/2025 BY SYS