

BOWLING MORRIS D
229 SW BLUE GRASS CT
FORT WHITE, FL 32038

15-7S-16-04226-136

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																			
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																			
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND																		
Exterior Wall	51	LOG 100								0100	01	1,850	111.6000	124.99	231,232	2013	2013	0	0	12.00	88.00	VALUATION BY																	
Roof Structure	03	GABLE/HIP 100								2 SINGLE FAM 100% - 2006										Heated Area: 1700																			
Roof Cover	12	MODULAR MT 100																		HX Base Yr 2006																			
Interior Wall	05	DRYWALL 100								34 50 34 50 10 50 10 50										Tax Group: 3										Tax Dist:									
Interior Floor	12	HARDWOOD 80																		BUILDING MARKET VALUE										203,484									
Interior Floor	15	HARDTILE 20																		TOTAL MARKET OB/XF VALUE										30,000									
Air Condition	03	CENTRAL 100																		TOTAL LAND VALUE - MARKET										99,090									
Heating Type	04	AIR DUCTED 100																		TOTAL MARKET VALUE										255,493									
Bedrooms		3 100																		SOH/AGL Deduction										82,100									
Bathrooms		2 100																		ASSESSED VALUE										173,393									
Frame	02	WOOD FRAME 100																		TOTAL EXEMPTION VALUE										HX HB WR 55,722									
Stories	1.	1. 100																		BASE TAXABLE VALUE										117,671									
Architectual Units	05	CONV 100																		TOTAL JUST VALUE										332,574									
Condition Adj	02	02 100								NCON VALUE										0																			
Quality		05	05							INCOME VALUE																													
DOR CODE		5000 IMPROVED AG																		PREVIOUS YEAR MKT VALUE										334,886									
MAP NUM												MKT AREA										02																	
NEIGHBORHOOD/LOC		15716.010 1.00/																																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																		
BAS	1,700	100		1,700	186,985																																		
FOP	500	30		150	16,499																																		
TOTALS		2,200			1,850	203,484																																	
EXTRA FEATURES										229 SW BLUEGRASS CT, FORT WHITE										BLD DATE																			
																				XF DATE																			
																				INC DATE																			
																				LGL DATE																			
																				LAND DATE																			
																				AG DATE																			
L N	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	04/08/2025 MLU																						
1	0031	BARN,MT AE	0 100	46	50	2,300.00	UT	10.00	10.00	100	2006	2006	3	100	23,000																								
2	9945	Well/Sept	0 0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000																								
LAND DESCRIPTION										TOTAL OB/XF										30,000																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	9,000																						
2	5500	A	TIMBER 2	0		00	0.00	0.00	9.01	AC		1.00	1.00	1.00	445.00	445.00	4,009																						
3	9910	M	MKT. VAL.AG	0		00	0.00	0.00	9.01	AC		1.00	1.00	1.00	9,000.00	9,000.00	81,090																						
4	0200	C	MBL HM	100			0.00	0.00	1.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	9,000																						
REVIEW DATE	07/08/2015	BY	TW	Total Acres:	11.01	Total Land Value:	22,009	Market:	81,090	Agricultural:	4,009	Common:	18,000	PRINTED 11/07/2025 BY SYS																									