BEG SE COR OF NW1/4, W 375 FT FO
W 210 FT, S 420 FT, E 210 FT TO

LONESOME RANCH REVOCABLE LIVING TRUST
1259 SW TOMMY LITES ST
FORT WHITE, FL 32038

2026

16-6S-17-09684-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

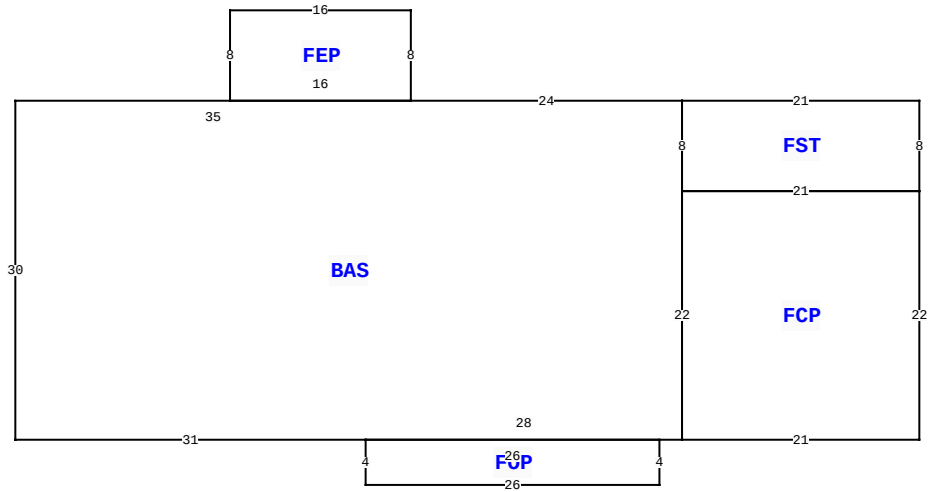
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 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	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	16617.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,770	100		1,770	148,116
FCP	462	25		116	9,707
FEP	128	80		102	8,535
FOP	104	30		31	2,594
FST	168	55		92	7,699
TOTALS	2,632			2,111	176,650

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,111	114.9450	128.74	271,770	1968	1968	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2022 Heated Area: 1770 HX Base Yr 2022



BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2025 MLU
INC DATE		AG DATE	07/25/2023 SPF

1259 SW TOMMY LITES ST, FORT WHITE

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		176,650
TOTAL MARKET OB/XF VALUE		550
TOTAL LAND VALUE - MARKET		720,810
TOTAL MARKET VALUE		226,595
SOH/AGL Deduction		30,518
ASSESSED VALUE		196,077
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		145,355
TOTAL JUST VALUE		898,010
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		898,010

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1207/0065	12/22/2010	WD	U	I	38	957,900

GRANTOR: CLOREE W BAILEY

GRANTEE: JEFFREY RAY CRAWFOR

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 FEP= N8 W16 S8 E16$ W35 S30 E31 FOP= S4 E26 N4W26$ E28 FCP= E21 N22 W21 S22$ N22 FST= E21 N8 W21 S8$N8$.

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	0040	BARN,POLE	0	100	24	60	1.00	UT	0.00	0.00	100	0	0	3	100	250	
2	0031	BARN,MT AE	0	100	21	21	1.00	UT	0.00	0.00	100	0	0	3	100	200	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 550

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		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	4,500.00	4,500.00	4,500							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	116.00	AC		1.00	1.00	1.00	280.00	280.00	32,480							
3	5600	A	TIMBER 3	0		A-1	0.00	0.00	44.18	AC		1.00	1.00	1.00	281.00	281.00	12,415							
4	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	159.18	AC		1.00	1.00	1.00	4,500.00	4,500.00	716,310							

REVIEW DATE 07/25/2023 BY SPF Total Acres: 161.18 Total Land Value: 49,395 Market: 716,310 Agricultural: 44,895 Common: 4,500 PRINTED 11/19/2025 BY SYS