

NW1/4 OF SW1/4 EX PORTION AS LIE
SW TOMMY LITES & EX 14.35 AC DES
1249.

DAVIS ROGER W
1450 SW TOMMY LITES ST
FORT WHITE, FL 32038

2026

16-6S-17-09688-000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structure	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LAM/VNLPLK 100
Interior Floor	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units	0	100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

Quality	06	06
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	2,468	100	2024	2,468	336,046
FGR	506	55	2024	278	37,853
FHS	647	60	2024	388	52,831
FOP	198	30	2024	59	8,033
FOP	672	30	2024	202	27,505
UOP	72	20	2024	14	1,906
UST	72	45	2024	32	4,357
UST	121	45	2024	54	7,353

TOTALS	4,756			3,495	475,883
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EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION
1	0285	SALVAGE
2	9946	Well

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,495	124.0533	138.94	485,595	2023	2023	0	0	2.00	98.00
1 SINGLE FAM 100% - 2024											
Heated Area: 3115											
HX Base Yr 2024											
1450 SW TOMMY LITES ST, FORT WHITE											

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/15/2024
INC DATE		AG DATE	MLU

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 3			Tax Dist:	
BUILDING MARKET VALUE			475,883	
TOTAL MARKET OB/XF VALUE			5,000	
TOTAL LAND VALUE - MARKET			239,040	
TOTAL MARKET VALUE			505,480	
SOH/AGL Deduction			41,442	
ASSESSED VALUE			464,038	
TOTAL EXEMPTION VALUE	HX HB		50,722	
BASE TAXABLE VALUE			413,316	
TOTAL JUST VALUE			719,923	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			724,779	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044336	New Residential C	475,000	05/03/2022
3636	SFR	44,000	08/21/1985

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1207/0062	12/22/2010	QC	U	V	11
GRANTOR: CLOREE W BAILEY					
GRANTEE: JEFFREY RAY CRAWFOR					
1207/0059	12/22/2010	WD	U	V	11
GRANTOR: CLOREE W BAILEY					
GRANTEE: JEFFREY RAY CRAWFOR					

BUILDING NOTES		
BUILDING DIMENSIONS		
BAS=[YR=2024;ORIG=60,10] S37 E22 S17 E33 S6 S1 E12 N2 E12 N31 W56 N12 N16 W23 \$		
FOP=[YR=2024;ORIG=83,26] S12 E56 N12 W56 \$		
FHS=[YR=2024;ORIG=20,30] S18 E12 S6 E12 N6 E6 N11 E5 N7 W35 \$		
FGR=[YR=2024;ORIG=60,47] S22 E11 S2 E11 N1 N6 N17 W22 \$		
FOP=[YR=2024;ORIG=82,64] S6 E33 N6 W33 \$		
UST=[YR=2024;ORIG=44,48] S6 E11 N17 W5 S11 W6 \$		
UST=[YR=2024;ORIG=20,48] S6 E12 N6 W12 \$		
UOP=[YR=2024;ORIG=32,60] E12 N6 W12 S6 \$		

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0100	C	SFR	100		A-1	0.00	0.00	2.00	AC	
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	23.56	AC	
3	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	24.56	AC	