

NE1/4 OF SE1/4 LYING S OF PINE R
DESC AS: BEG SE COR OF NE1/4 OF
1317.45 FT TO SW COR OF NE1/4 OF

KODL FRANKLYN & CAROLE REVOCABLE TRUST
P O BOX 217
FORT WHITE, FL 32038-0217

2026

17-6S-17-09691-001



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 100
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	5000IMPROVED AG	
MAP NUM		02
NEIGHBORHOOD/LOC	17617.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,056	100		2,056	268,295
FCP	420	25		105	13,702
FOP	222	30		67	8,743
PTO	320	5		16	2,088
TOTALS	3,018			2,244	292,829

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0190	FPLC PF	0 100	0	0	1.00	UT	1,200.00	1,200.00	100	2013
2	0166	CONC, PAVMT	0 100	30	25	750.00	UT	1.50	1.50	100	2016
3	0031	BARN, MT AE	0 100	30	60	1,800.00	UT	9.00	9.00	100	2016

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			0.00	0.00	1.00	AC	
2	5600	A	TIMBER 3	0		A-1	0.00	0.00	39.00	AC	
3	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	39.00	AC	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,244	128.0400	143.40	321,790	1999	2016	0	0	9.00	91.00
1 SINGLE FAM 100% - 2020 Heated Area: 2056 HX Base Yr 2020											
1820 SW TOMMY LITES ST, FORT WHITE											

1820 SW TOMMY LITES ST, FORT WHITE				XF DATE INC DATE						LAND DATE AG DATE		03/25/2022	MLU
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES			
1.00	UT	1,200.00	1,200.00	100	2013	2013	3	100	1,200				
750.00	UT	1.50	1.50	100	2016	2016	3	100	1,125				
1,800.00	UT	9.00	9.00	100	2016	2016	3	100	16,200				

COLUMBIA COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		292,829	
TOTAL MARKET OB/XF VALUE		18,525	
TOTAL LAND VALUE - MARKET		120,000	
TOTAL MARKET VALUE		325,313	
SOH/AGL Deduction		81,266	
ASSESSED VALUE		244,047	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		193,325	
TOTAL JUST VALUE		431,354	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		434,572	

SALE:2:1: STRESS SALE (2 PARCELS)			
SALE:1:1: 40 ACRES			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
14757	SFR	305	11/20/1998

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1382/0029	4/02/2019	WD	Q	I	01	469,000	
GRANTOR:MICHAEL D & CHRISTINE							
GRANTEE:FRANKLYN J & CAROLE							
1315/2192	5/26/2016	WD	Q	I	01	290,000	
GRANTOR:MARJORIE L. ZIMMER							
GRANTEE:MICHAEL D & CHRISTI							

BUILDING NOTES											

BUILDING DIMENSIONS											
PTO= N20 W16 S20 E16\$ BAS= W16 FCP= N20 W21 S20 E21\$ W21 S23 L3 D3 S4 D3 R3 S22 FOP= S6 E37 N6 W37\$ E37 N55\$.											