COMM NE COR OF NW1/4 OF SE1/4, R
FOR POB, CONT W 320.97 FT, S 272
320.68 FT, N 272.19 FT TO POB. (

LITES GARRY J/LITES DEBRA
2084 SW TOMMY LITES ST
FORT WHITE, FL 32038

2026

17-6S-17-09693-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

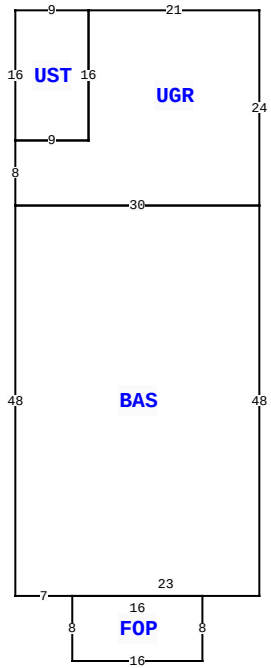
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	06	VINYL ASB 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	17617.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,440	100		1,440	68,422
FOP	128	30		38	1,806
UGR	576	45		259	12,306
UST	144	45		65	3,089
TOTALS	2,288			1,802	85,622

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,802	65.2680	73.10	131,726	1936	1936	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2005 Heated Area: 1440 HX Base Yr 2005



2084 SW TOMMY LITES ST, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		85,622
TOTAL MARKET OB/XF VALUE		13,200
TOTAL LAND VALUE - MARKET		26,880
TOTAL MARKET VALUE		125,702
SOH/AGL Deduction		47,029
ASSESSED VALUE		78,673
TOTAL EXEMPTION VALUE	HX HB	47,743
BASE TAXABLE VALUE		30,930
TOTAL JUST VALUE		125,702
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		125,702

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18078	M H	125	03/19/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0983/0479	5/08/2003	WD	Q	I	01	100

GRANTOR: HENNIE MAE LITES
GRANTEE: GARRY J & DEBRA LIT

BUILDING NOTES

BUILDING DIMENSIONS

UGR= N24 W21 UST= W9 S16 E9 N16$ S16 W9 S8 E30$ BAS= W30 S48 E7 FOP= S8 E16 N8 W16$ E23 N48$.

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	0021	BARN,FR AE	0	100	21	17	1.00	UT	0.00	0.00	100	0	0	3	100	800	
2	0021	BARN,FR AE	0	100	17	7	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,000	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0294	SHED WOOD/	0	100	45	20	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
5	0021	BARN,FR AE	0	100	40	20	1.00	UT	0.00	0.00	100	0	0	3	100	1,200	
6	0020	BARN,FR	0	100	30	25	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,200	
7	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2001	2001	3	100	800	
8	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	100	
9	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300	
10	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300	

TOTAL OB/XF 13,000

LAND DESCRIPTION

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	1.92	AC		1.00	1.00	1.00	14,000.00	14,000.00	26,880							

REVIEW DATE 10/11/2017 BY DF Total Acres: 1.92 Total Land Value: 26,880 Market: 0 Agricultural: 0 Common: 26,880 PRINTED 11/20/2025 BY SYS

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FOR POB, CONT W 320.97 FT, S 272
320.68 FT, N 272.19 FT TO POB. (

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BUILDING CHARACTERISTICS

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GRANTOR: HENNIE MAE LITES

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BLD DATE		LGL DATE	04/07/2025 MLU
XF DATE		LAND DATE	
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BUILDING NOTES

BUILDING DIMENSIONS

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
11	0285	SALVAGE	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200	

TOTAL OB/XF 200

LAND DESCRIPTION

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

REVIEW DATE 10/11/2017 BY DF Total Acres: 1.92 Total Land Value: 26,880 Market: 0 Agricultural: 0 Common: 26,880 PRINTED 11/20/2025 BY SYS