NE1/4 OF SW1/4 OF SE1/4, EX RD R
COR OF SW1/4 OF SE1/4, RUN S 641
657.49 FT, N 596.82 FT, W W 196.

LITES LARRY TOMMIE
390 SW HALL AVE
FORT WHITE, FL 32038

2026

17-6S-17-09693-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

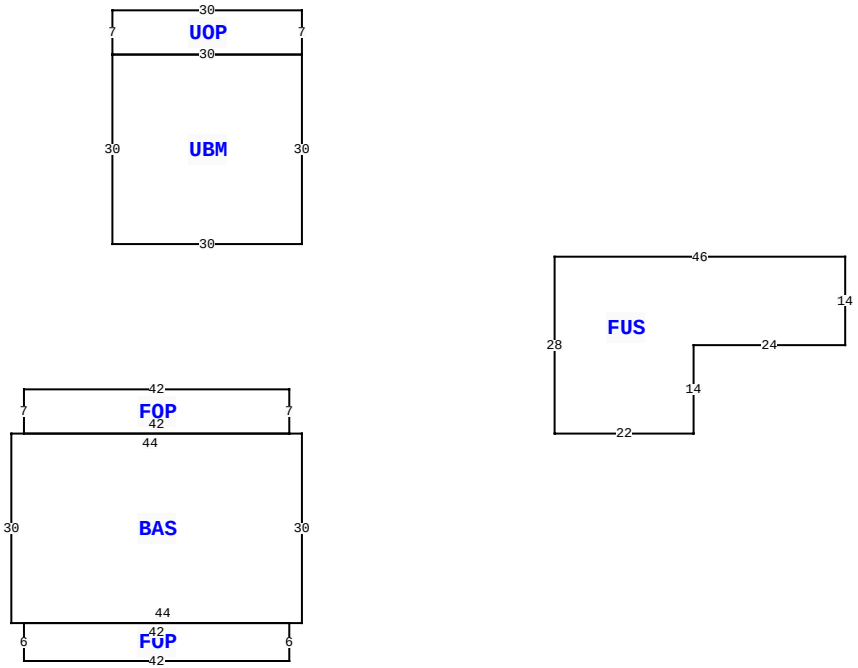
ELEMENT	CD	CONSTRUCTION
Exterior Wall	51	LOG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	01	NONE 100
Stories	1.5	1.5 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
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	1,380	100		1,380	89,315
FOP	252	30		76	4,919
FOP	294	30		88	5,695
FUS	952	100		952	61,614
UBM	900	20		180	11,650
UOP	210	20		42	2,718
TOTALS	3,988			2,718	175,910

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,718	88.9056	99.57	270,631	1986	1986	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2025 Heated Area: 2332 HX Base Yr



390 SW HALL AVE, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	238,872
TOTAL MARKET OB/XF VALUE	12,380
TOTAL LAND VALUE - MARKET	173,160
TOTAL MARKET VALUE	274,079
SOH/AGL Deduction	0
ASSESSED VALUE	274,079
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	274,079
TOTAL JUST VALUE	424,412
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	424,412

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22544	M H	429	12/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1273/2049	4/24/2014	LE	U	I	11	100

GRANTOR: ROBERT L LITES (RESER

GRANTEE: LARRY TOMMIE LITES

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W2 FOP= N7 W42 S7 E42$ W44 S30 E2 FOP= S6 E42 N6 W42$ E44 N30$ PTR=N30 UBM= N30 UOP= N7 W30 S7 E30$ W30 S30 E30$ S30$ PTR=E40 FUS= E22 N14 E24 N14 W 46 S28$ W40$.

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	0180	FPLC 1STRY	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
2	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	400	
3	0296	SHED METAL	0	0	12	24	288.00	UT	5.00	5.00	75	1993	1993	3	75	1,080	
4	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	100	
5	0081	DECKING WI	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	400	
6	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
7	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	800	
8	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	600	

LAND DESCRIPTION

TOTAL OB/XF 12,380

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	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	9,000							
2	0200	C	MBL HM	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	9,000							
3	6200	A	PASTURE 3	0		A-1	0.00	0.00	17.24	AC		1.00	1.00	1.00	280.00	280.00	4,827							
4	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	17.24	AC		1.00	1.00	1.00	9,000.00	9,000.00	155,160							

REVIEW DATE 01/14/2020 BY JB Total Acres: 19.24 Total Land Value: 22,827 Market: 155,160 Agricultural: 4,827 Common: 18,000 PRINTED 10/03/2025 BY SYS

NE1/4 OF SW1/4 OF SE1/4, EX RD R
COR OF SW1/4 OF SE1/4, RUN S 641
657.49 FT, N 596.82 FT, W W 196.

LITES LARRY TOMMIE
390 SW HALL AVE
FORT WHITE, FL 32038

2026

17-6S-17-09693-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

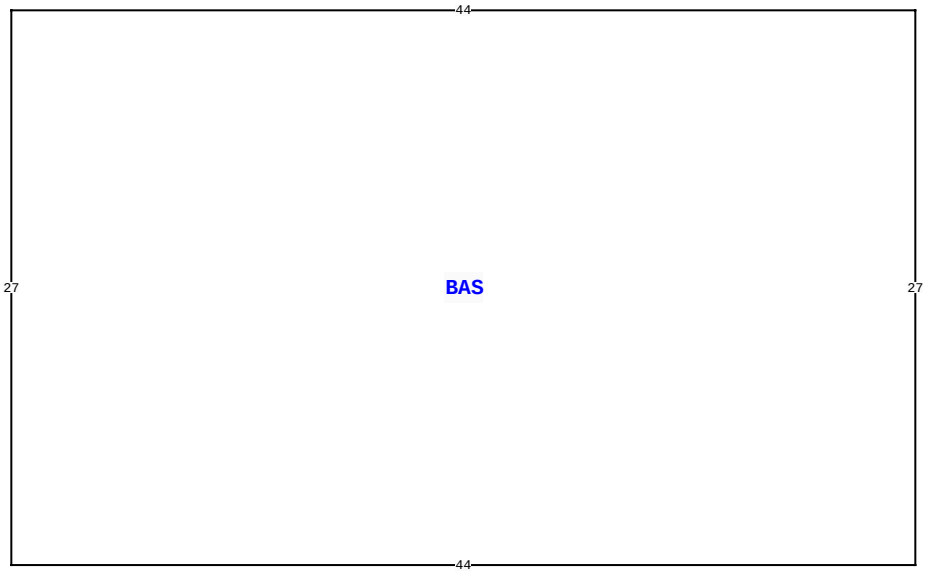
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
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	1,188	100		1,188	62,962
TOTALS	1,188			1,188	62,962

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,188	102.5100	96.36	114,476	2005	2005	0	0	0	45.00	55.00

2 MANUF 1 0% - 2025 Heated Area: 1188 HX Base Yr



390 SW HALL AVE, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2025 MLU
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INCOME VALUE	
PREVIOUS YEAR MKT VALUE	424,412

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1273/2049	4/24/2014	LE	U	I	11	100

GRANTOR: ROBERT L LITES (RESER

GRANTEE: LARRY TOMMIE LITES

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W44 S27 E44 N27$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 01/14/2020 BY JB Total Acres: 19.24 Total Land Value: 22,827 Market: 155,160 Agricultural: 4,827 Common: 18,000 PRINTED 10/03/2025 BY SYS