COMM SW COR OF NW1/4 OF SE1/4,
RUN E 460.20 FT FOR POB, RUN S
43 FT, E 196.83 FT, N 43 FT, E

HALES JOHN W/HALES KAREN E
296 SW HALL AVE
FT WHITE, FL 32038

2026

17-6S-17-09693-009

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
Quality	05	05

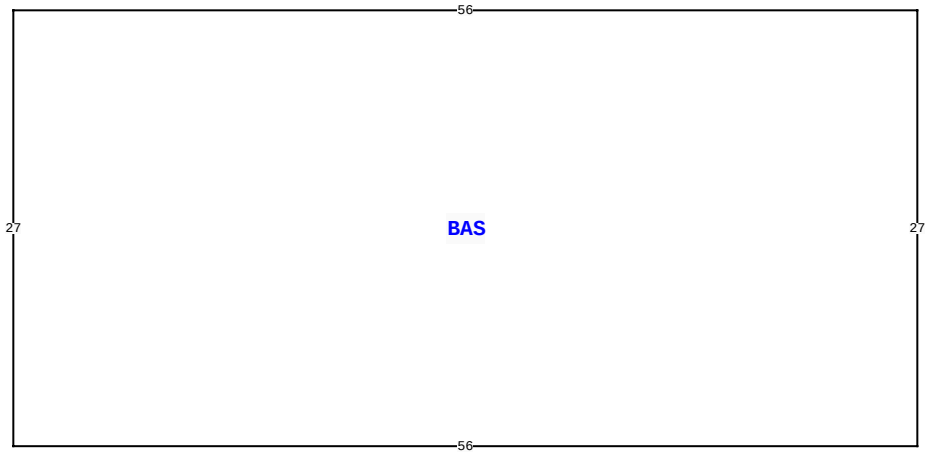
DOR CODE	5000	IMPROVED AG	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	17617.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100		1,512	89,040
TOTALS	1,512			1,512	89,040

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,512	113.9000	107.07	161,890	2007	2007	0	0	0	45.00	55.00

1 MANUF 1 100% - 2008 Heated Area: 1512 HX Base Yr 2008



296 SW HALL AVE, 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		89,040
TOTAL MARKET OB/XF VALUE		4,400
TOTAL LAND VALUE - MARKET		87,115
TOTAL MARKET VALUE		105,228
SOH/AGL Deduction		46,095
ASSESSED VALUE		59,133
TOTAL EXEMPTION VALUE	HX HB	34,133
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		180,555
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		185,411

PERMIT NUM	DESCRIPTION	AMT	ISSUED
25712	M H	440	04/11/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1054/1759	8/10/2005	QC	Q	V	06	100

GRANTOR: JIMMIE H & IMOGENE L

GRANTEE: JOHN W & KAREN E HA

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S27 E56 N27$.

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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	600	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	800	
3	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 4,400

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	0200	C	MBL HM	100			0.00	0.00	1.00	AC		1.00	1.00	1.00	9,500.00	9,500.00	9,500							
2	6200	A	PASTURE 3	0			0.00	0.00	8.17	AC		1.00	1.00	1.00	280.00	280.00	2,288							
3	9910	M	MKT.VAL.AG	0			0.00	0.00	8.17	AC		1.00	1.00	1.00	9,500.00	9,500.00	77,615							

REVIEW DATE 10/11/2017 BY DF Total Acres: 9.17 Total Land Value: 11,788 Market: 77,615 Agricultural: 2,288 Common: 9,500 PRINTED 11/20/2025 BY SYS