BEG AT INTERS OF N LINE OF NE1/4
& W R/W SR-47, RUN SW ALONG R/W
NW 642.25 FT TO N LINE, E 614.85

MCOWEN WILLENE L TURNER
21786 SW STATE ROAD 47
FORT WHITE, FL 32038

2026

17-7S-16-04232-008

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

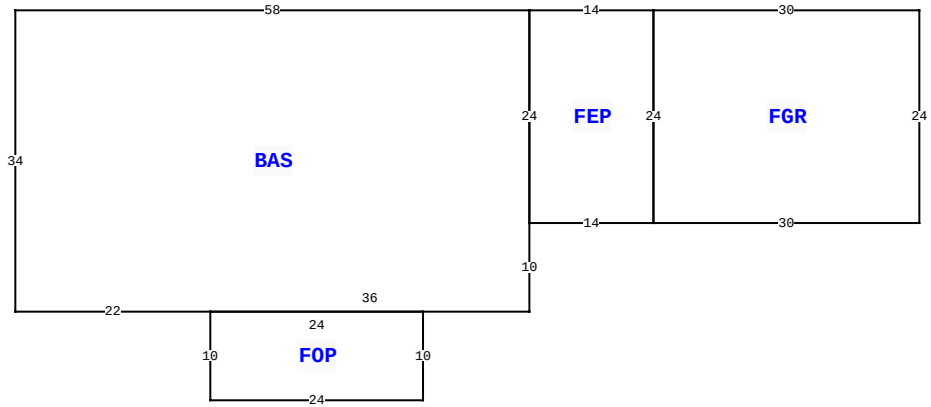
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	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	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	17716.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,972	100		1,972	149,535
FEP	336	80		269	20,398
FGR	720	55		396	30,028
FOP	240	30		72	5,460
TOTALS	3,268			2,709	205,421

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,709	104.1600	116.66	316,032	1982	1982	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2011 Heated Area: 1972 HX Base Yr 2011



21786 SW STATE ROAD 47 , 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		205,421
TOTAL MARKET OB/XF VALUE		1,006
TOTAL LAND VALUE - MARKET		36,680
TOTAL MARKET VALUE		243,107
SOH/AGL Deduction		109,091
ASSESSED VALUE		134,016
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		83,294
TOTAL JUST VALUE		243,107
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		243,107

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1488/1335	4/10/2023	LE	U	I	14	0

GRANTOR: MCOWEN MATTIE WILLENE

GRANTEE: HUDSPETH BETTY WILL

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W58 S34 E22 FOP= S10 E24 N10 W24$ E36 N10 FEP= E14FGR= E30 N24 W30 S24$ N24 W14S24$ N24$.

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	0166	CONC,PAVMT	0	100	30	13	390.00	UT	2.00	2.00	50	1993	1993	3	50	390	
2	0296	SHED METAL	0	100	8	18	144.00	UT	5.00	5.00	30	1993	1993	3	30	216	
3	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	400	

LAND DESCRIPTION

TOTAL OB/XF 1,006

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	2.62	AC		1.00	1.00	1.00	14,000.00	14,000.00	36,680							

REVIEW DATE 07/09/2015 BY TW Total Acres: 2.62 Total Land Value: 36,680 Market: 0 Agricultural: 0 Common: 36,680 PRINTED 10/02/2025 BY SYS