

THE EAST 659 FT OF NE1/4 OF NE1/
745-1329, 1187-1479, WD 1202-218

GERANIUM 466 LLC
466 SW GERANIUM LN
FORT WHITE, FL 32038-2952

2026

17-7S-16-04233-002



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	04	04 100
Kitchen Adjus	02	02 100

Quality	06	06
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	2,354	100		2,354	347,790
FGR	812	55		447	66,042
FOP	132	30		40	5,909
FOP	454	30		136	20,093
TOTALS	3,752			2,977	439,834

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0040	BARN, POLE	0	0	32	48	1,536.00	UT	3.00
2	0180	FPLC 1STRY	0	0	0	0	1.00	UT	2,000.00
3	9946	Well	0	0	0	0	1.00	UT	4,000.00
4	0166	CONC, PAVMT	0	0	0	0	2,322.00	UT	2.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	0		A-1	0.00	0.00	20.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,977	146.5754	164.16	488,704	2015	2015	0	0	0	10.00	90.00
1 SINGLE FAM 0% - 2022 Heated Area: 2354 HX Base Yr												
466 SW GERANIUM LN, FORT WHITE												
BLD DATE XF DATE INC DATE												
LGL DATE LAND DATE AG DATE												
04/08/2025 MLU												

TOTAL OB/XF												
15,252												

TOTAL OB/XF												
15,252												

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3			Tax Dist:
BUILDING MARKET VALUE			439,834
TOTAL MARKET OB/XF VALUE			15,252
TOTAL LAND VALUE - MARKET			100,000
TOTAL MARKET VALUE			555,086
SOH/AGL Deduction			0
ASSESSED VALUE			555,086
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			555,086
TOTAL JUST VALUE			555,086
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			559,973

PERMIT NUM	DESCRIPTION	AMT	ISSUED
32423	SFR	1,053	10/21/2014

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1450/603	10/07/2021	WD	Q	I	01	640,000
GRANTOR: BARRS CODY R						
GRANTEE: GERANIUM 466 LLC						
1281/1002	9/12/2014	WD	Q	I	01	62,000
GRANTOR: MICHAEL DEAN & Z EDMO						
GRANTEE: CODY R & WHITNEY W						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W13 FOP= N10 W22 S10 W18 S12 E18 N6 R6 U6 E16 \$ W16 D6 L6 S6 W18 S36 E18 S2 FOP= S6 E22 N6 W22\$ E22 N2 E13 N12 FGR= E28 N29 W28 S29\$ N36\$.									