

BEG AT SW COR OF NW1/4 OF SW1/4,
FT, N 749.49 FT, E 880.67 FT TO
60-FOOT ESMNT, RUN N 30 FT, W 22

HOBBS FREDRICK BROWN/HOBBS DEBORAH LORRAINE
698 SW RASBERRY CT
FORT WHITE, FL 32038-9004

2026

17-7S-17-10010-002



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY												
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2												
Exterior Wall	05	AVERAGE 100	0100	01	1,497	108.9000	121.97	182,589	1989	2005	0	0	25.00	75.00	VALUATION BY					STANDARD												
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM 100% - 2016										Heated Area: 1396					HX Base Yr 2016					Tax Group: 3					Tax Dist:				
Roof Cover	12	MODULAR MT 100											BUILDING MARKET VALUE					156,682														
Interior Wall	05	DRYWALL 100											TOTAL MARKET OB/XF VALUE					50,756														
Interior Floop	12	HARDWOOD 100											TOTAL LAND VALUE - MARKET					134,460														
Air Condition	03	CENTRAL 100											TOTAL MARKET VALUE					290,886														
Heating Type	04	AIR DUCTED 100											SOH/AGL Deduction					87,672														
Bedrooms	2	100						ASSESSED VALUE					203,214																			
Bathrooms	1	100						TOTAL EXEMPTION VALUE					HX HB 50,722																			
Frame	01	NONE 100						BASE TAXABLE VALUE					152,492																			
Stories	1.	1. 100						TOTAL JUST VALUE					341,898																			
Architectual	05	CONV 100						NCON VALUE					0																			
Units	0	100						INCOME VALUE																								
Condition Adj	03	03 100						PREVIOUS YEAR MKT VALUE					344,180																			
Kitchen Adjus	01	01 100																														

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BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 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		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual Units	01	CONV 100 0 100

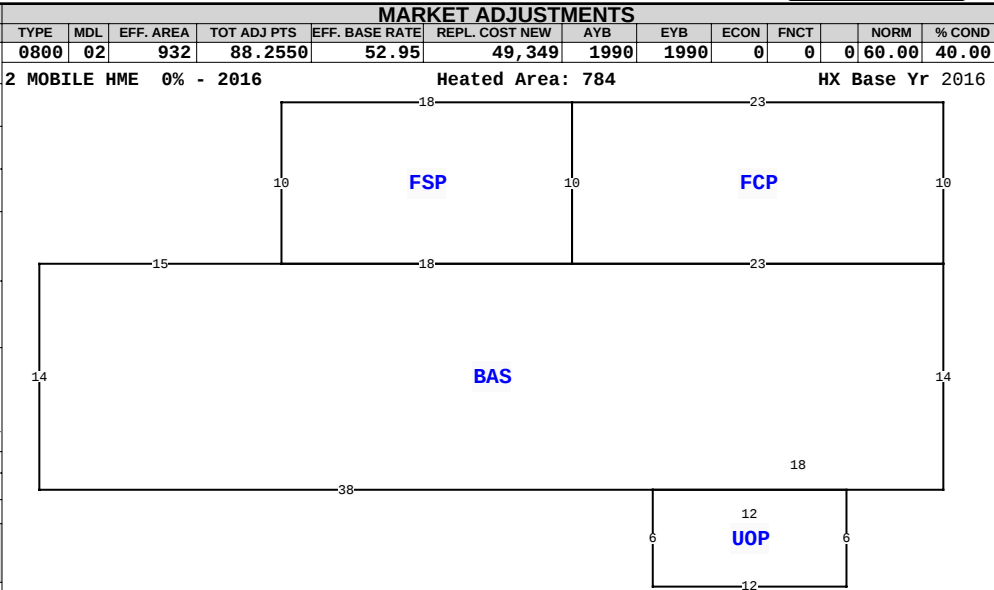
Quality	04 04		
DOR CODE	5000 IMPROVED AG		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	17717.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	784	100		784	16,605
FCP	230	25		58	1,228
FSP	180	40		72	1,525
UOP	72	25		18	381

TOTALS	1,266			932	19,740
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
11	0030	BARN, MT	0 100	30	40	1,200.00	UT	12.00	
12	0166	CONC, PAVMT	0 100	3	40	120.00	UT	2.25	
13	0296	SHED METAL	0 0	0	0	1.00	UT	0.00	
14	0251	LEAN TO W/	0 100	0	0	1.00	UT	0.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS



676 SW RASBERRY CT, FORT WHITE

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

ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
100	2009	2009	3	100	14,400	
100	2009	2009	3	100	270	
100	2016	2016	3	100	800	
100	2017	2017	3	100	800	

TOTAL OB/XF									
16,270									

COLUMBIA COUNTY PROPERTY				PAGE 2 of 2	3
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 3		Tax Dist:			
BUILDING MARKET VALUE				156,682	
TOTAL MARKET OB/XF VALUE				50,756	
TOTAL LAND VALUE - MARKET				134,460	
TOTAL MARKET VALUE				290,886	
SOH/AGL Deduction				87,672	
ASSESSED VALUE				203,214	
TOTAL EXEMPTION VALUE		HX HB		50,722	
BASE TAXABLE VALUE				152,492	
TOTAL JUST VALUE				341,898	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				344,180	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1501/286	10/16/2023	LE U	I	I	14	100
GRANTOR: HOBBS FREDERICK BROWN						
GRANTEE: HOBBS FREDERICK BRO						
1328/0879	12/15/2016	WD U	I	I	11	100
GRANTOR: ROBERT F POPIEL						
GRANTEE: FREDRICK BROWN & DE						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W15 S14 E38 UOP= S6 E12 N6 W12\$ E18 N14 FCP= N10 W23 S10 E23\$ W23 FSP= N10 W18 S10 E18\$ W18\$.									