COMM SW COR OF NW1/4 OF SW1/4,
E 441.11 FT FOR POB, CONT E
441.10 FT, N 748.39 FT, W

BENDER ANDREW
706 SW RASBERRY CT
FORT WHITE, FL 32038

2026

17-7S-17-10010-012

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	14	PREFIN MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	04	04

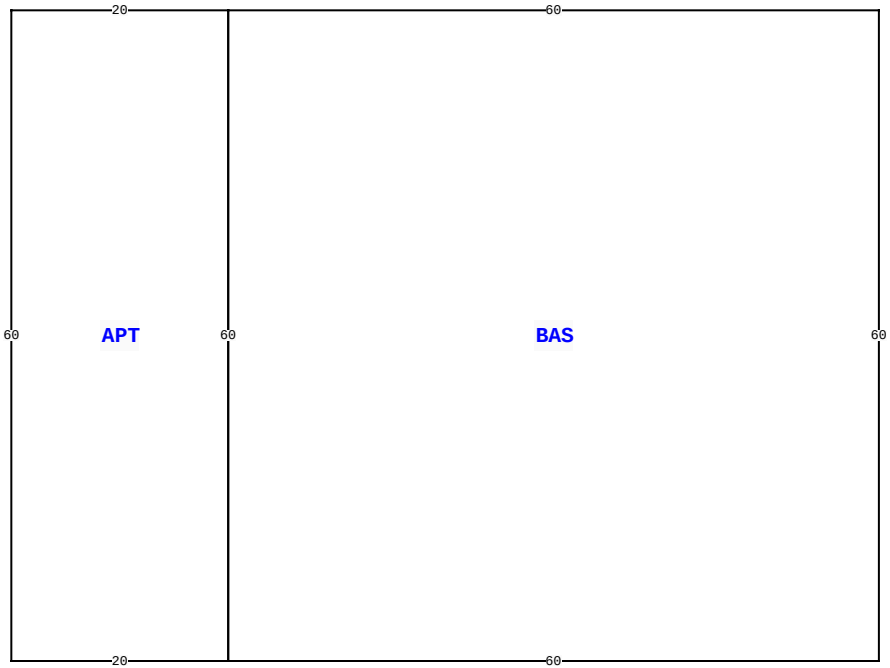
DOR CODE	0149	SFRES/HANGER
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	17717.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	1,200	100		1,200	24,521
BAS	3,600	100		3,600	73,562
TOTALS	4,800			4,800	98,083

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
8500	01	4,800	64.9800	24.04	115,392	2018	2018	0	0	10	5.00	85.00

1 AIR HANGAR 100% - 2025 Heated Area: 4800 HX Base Yr 2025



706 SW RASBERRY CT, 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		98,083
TOTAL MARKET OB/XF VALUE		7,000
TOTAL LAND VALUE - MARKET		72,010
TOTAL MARKET VALUE		177,093
SOH/AGL Deduction		0
ASSESSED VALUE		177,093
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		126,371
TOTAL JUST VALUE		177,093
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		178,247

PERMIT NUM	DESCRIPTION	AMT	ISSUED
39928	ADDN SFR	0	06/11/2020
37158	PLANE HNGR	573	08/29/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1346/0408	10/06/2017	WD	Q	V	01	65,400
GRANTOR: ANN E WILSON (A WIDOW						
GRANTEE: ANDREW BENDER						
1345/0431	8/30/2017	WD	U	V	30	100
GRANTOR: LYNN M GARDNER						
GRANTEE: ANN E WILSON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W60 S60 E60 N60 $
APT=[ORIG=-80,0] E20 S60 W20 N60 $
.

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	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,000

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	9401	C	HANGER/SFR	100			0.00	0.00	7.58	AC		1.00	1.00	1.00	9,500.00	9,500.00	72,010							

REVIEW DATE 01/07/2020 BY BC Total Acres: 7.58 Total Land Value: 72,010 Market: 0 Agricultural: 0 Common: 72,010 PRINTED 11/20/2025 BY SYS