

KLEMENT JOHN/KLEMENT MICHELLE
2088 SW CR 778
FORT WHITE, FL 32038

2026



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																			
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																			
ELEMENT		CD		19						0100		01		2,455		122.2452		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		NORM		% COND		3					
Exterior Wall		03		COMMON BRK 100						1		SINGLE FAM		100%		- 2020		Heated Area: 2139		HX Base Yr 2020																			
Roof Structure		03		GABLE/HIP 100																																			
Roof Cover		03		COMP SHNGL 100																																			
Interior Wall		05		DRYWALL 100																																			
Interior Floor		14		CARPET 90																																			
Interior Floor		12		HARDWOOD 10																																			
Air Condition		03		CENTRAL 100																																			
Heating Type		04		AIR DUCTED 100																																			
Bedrooms				3 100																																			
Bathrooms				2 100																																			
Frame		02		WOOD FRAME 100																																			
Stories				1. 100																																			
Units				0 100																																			
Quality		07		07																																			
DOR CODE		0100		SINGLE FAMILY																																			
MAP NUM				MKT AREA																																			
NEIGHBORHOOD/LOC		17717.010		1.00/																																			
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE																													
BAS		2,139		100				2,139		275,279																													
FCP		928		25				232		29,857																													
FOP		280		30				84		10,810																													
TOTALS		3,347						2,455		315,947																													
EXTRA FEATURES										2088 SW COUNTY ROAD 778 , FORT WHITE										BLD DATE										LGL DATE									
																				XF DATE										LAND DATE									
																				INC DATE										AG DATE									
L N		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		0210		GARAGE U		0 100		40 40		1,600.00		UT		18.00		18.00		100		2019		2019		3		100		28,800											
2		0166		CONC, PAVMT		0 100		16 32		512.00		UT		2.00		2.00		100		2019		2019		3		100		1,024											
3		0166		CONC, PAVMT		0 100		15 40		600.00		UT		2.00		2.00		100		2019		2019		3		100		1,200											
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