LOT 6 COLUMBIA ACRES S/D.
426-412, 745-194, DC 1279-839,

VAN SWEARINGEN MARK/VAN SWEARINGEN MARY
2320 SW COUNTY ROAD 778
FORT WHITE, FL 32038

2026

18-7S-17-10013-006

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

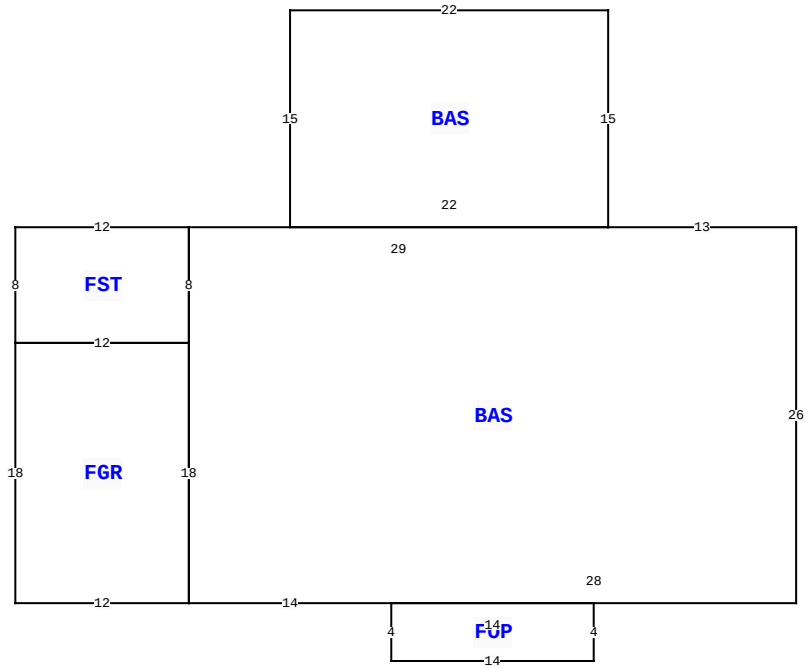
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	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	18717.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	330	100		330	30,712
BAS	1,092	100		1,092	101,629
FGR	216	55		119	11,075
FOP	56	30		17	1,582
FST	96	55		53	4,933
TOTALS	1,790			1,611	149,931

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,611	120.8700	135.37	218,081	1986	2000	0	0	0	31.25	68.75

1 SINGLE FAM 100% - 2019 Heated Area: 1422 HX Base Yr 2019



2320 SW COUNTY ROAD 778 , 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		149,931
TOTAL MARKET OB/XF VALUE		1,838
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		206,769
SOH/AGL Deduction		67,262
ASSESSED VALUE		139,507
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		88,785
TOTAL JUST VALUE		206,769
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		209,495

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1361/0811	5/23/2018	WD	Q	I	01	199,500
GRANTOR: CONNIE ALICE HILLE						
GRANTEE: MARK & MARY VAN SWE						
1312/1778	4/01/2016	WD	U	I	19	99,000
GRANTOR: LAUREN A DEPAOLA AS P						
GRANTEE: CONNIE ALICE HILLE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 BAS= N15 W22 S15 E22$ W29 FST= W12 S8 E12 N8$ S8
FGR= W12 S18 E12 N18$ S18 E14 FOP= S4 E14 N4 W14$ E28 N26$.

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	12	12	144.00	UT	2.00	2.00	100	1994	1994	3	100	288	
2	0294	SHED WOOD/	0	100	10	14	140.00	UT	7.50	7.50	100	1994	1994	3	100	1,050	
3	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	250	
4	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	250	

LAND DESCRIPTION

TOTAL OB/XF 1,838

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		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 12/12/2017 BY DF Total Acres: 5.19 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 11/20/2025 BY SYS