COMM SE COR, RUN W 2641.60 FT,
N 210 FT, W 166.33 FT, NW'LY
1276.91 FT FOR POB, CONT NW'LY

BAILEY ROBERT/BAILEY JOCELYN
408 SW RIVER RISE CT
FORT WHITE, FL 32038

2026

18-7S-17-10021-011

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

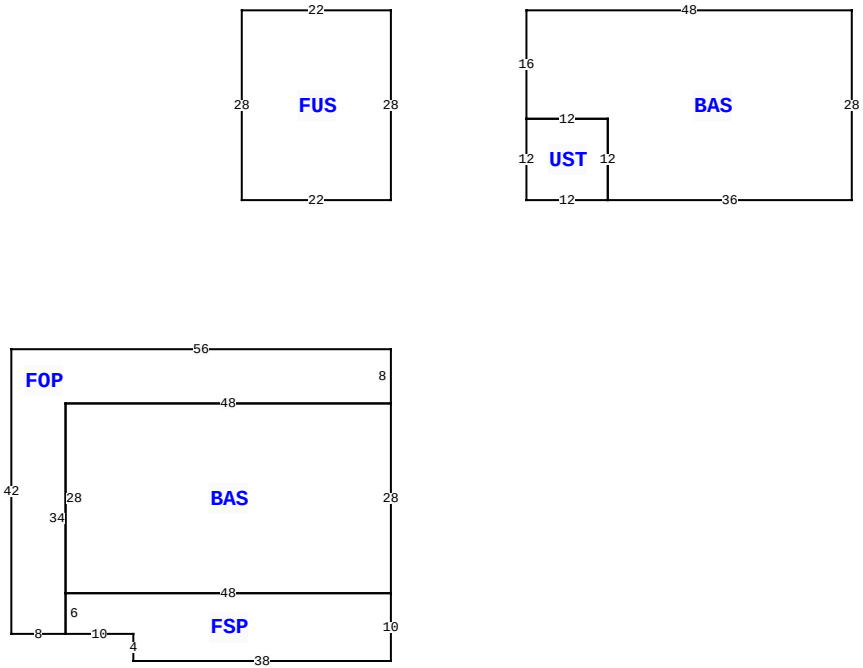
ELEMENT	CD	CONSTRUCTION
Exterior Wall	51	LOG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 50
Interior Wall	06	CUST PANEL 50
Interior Floo	15	HARDTILE 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	01	NONE 100
Stories	1.5	1.5 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	18717.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100		1,200	131,851
BAS	1,344	100		1,344	147,673
FOP	720	30		216	23,733
FSP	440	40		176	19,338
FUS	616	100		616	67,683
UST	144	45		65	7,142
TOTALS	4,464			3,617	397,420

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,617	132.7024	159.24	575,971	1994	1994	0	0	0	31.00	69.00

1 EXCEPT SFR 100% - 2019 Heated Area: 3160 HX Base Yr 2019



408 SW RIVER RISE CT, FORT WHITE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		397,420
TOTAL MARKET OB/XF VALUE		5,156
TOTAL LAND VALUE - MARKET		99,360
TOTAL MARKET VALUE		501,936
SOH/AGL Deduction		171,385
ASSESSED VALUE		330,551
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		279,829
TOTAL JUST VALUE		501,936
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		507,696

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7262	SFR	85,000	06/11/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1374/2100	10/02/2018	WD	U	I	12	335,000
GRANTOR: U S BANK TRUST NA						
GRANTEE: ROBERT & JOCELYN BA						
1345/1791	10/06/2017	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: U S BANK TRUST N A						

BUILDING NOTES

BUILDING DIMENSIONS

FOP= N8 W56 S42 E8 N34 E48$ BAS= W48 S28 FSP= S6 E10 S4 E38 N10 W48$ E48 N28$ PTR= N30 FUS= N28 W22 S28 E22$ S30$ PTR= N30 E20 UST= E12 BAS= E36 N28 W48 S16 E12 S12$N12 W12 S12$ W20 S30$.

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	0040	BARN,POLE	0	100	24	48	1,152.00	UT	3.00	3.00	100	0	0	3	100	3,456	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1994	1994	3	100	1,200	
3	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 5,156

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		A-1	0.00	0.00	11.04	AC		1.00	1.00	1.00	9,000.00	9,000.00	99,360							

REVIEW DATE 12/12/2017 BY DF Total Acres: 11.04 Total Land Value: 99,360 Market: 0 Agricultural: 0 Common: 99,360 PRINTED 11/18/2025 BY SYS