BEG SW COR OF NE1/4 OF NE1/4,
RUN N 1327.13 FT TO NW COR OF
NE1/4 OF NE1/4, E 337.46 FT, S

FORCE JAMES ERIC/FORCE DEBRA MARIE
301 SW CAIN GLN
FORT WHITE, FL 32038-4503

2026

19-6S-16-03867-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

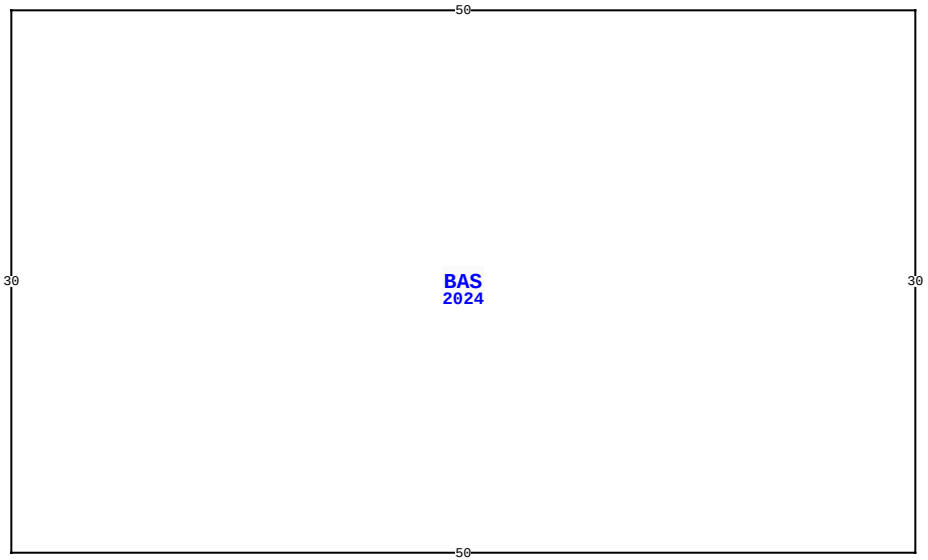
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		2 100
Frame	05	STEEL 100
Stories	1.	1. 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	19616.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,500	100	2024	1,500	130,894
TOTALS	1,500			1,500	130,894

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0187	01	1,500	111.8700	89.50	134,250	2023	2023	0	0	0	2.50	97.50

1 SFR/PREMTL 100% - 2024 Heated Area: 1500 HX Base Yr 2024



301 SW CAIN GLN, 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		130,894
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		95,000
TOTAL MARKET VALUE		225,894
SOH/AGL Deduction		0
ASSESSED VALUE		225,894
TOTAL EXEMPTION VALUE	HX HB SX DX	105,722
BASE TAXABLE VALUE		120,172
TOTAL JUST VALUE		225,894
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		227,572

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000041965	New Residential C	25,000	05/20/2021
40243	ELECTRICAL	0	07/29/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1410/0179	4/17/2020	WD	Q	V	01	50,000

GRANTOR: GENE C & PAMELA P BAR

GRANTEE: JAMES ERIC & DEBRA

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=16,12] E50 S30 W50 N30 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	10.00	AC		1.00	1.00	1.00	9,500.00	9,500.00	95,000							

REVIEW DATE 12/01/2023 BY HC Total Acres: 10.00 Total Land Value: 95,000 Market: 0 Agricultural: 0 Common: 95,000 PRINTED 11/18/2025 BY SYS