BEG NW COR OF NE1/4 OF NW1/4,
RUN E 623.04 FT, S 697.65 FT,
W 623.01 FT, N 702.13 FT TO

**OSORIO JAMIE**
357 SW LENOX GLEN
FORT WHITE, FL 32038

**2026**

**19-6S-16-03869-103**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 03 | BELOW AVG. 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 01 | MINIMUM 100 |
| Interior Wall | 01 | MINIMUM 100 |
| Interior Floo | 01 | NONE 100 |
| Air Condition | 01 | NONE 100 |
| Heating Type | 01 | NONE 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 1 100 |
| Frame | 01 | NONE 100 |
| Stories | 1. | 1. 100 |
| Architectual | 05 | CONV 100 |
| Units | | 0 100 |
| Condition Adj | 01 | 01 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 05 | 05 |

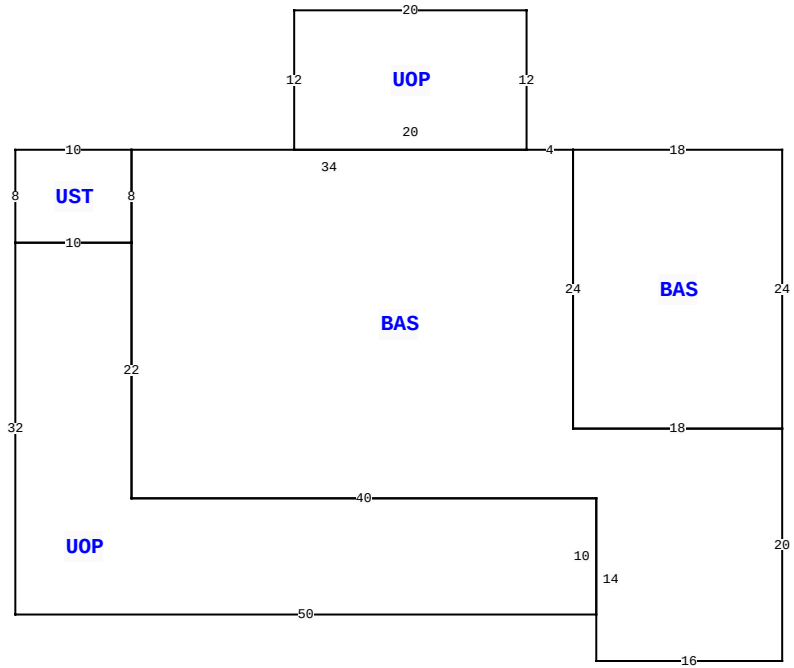
| | | | |
|---|---|---|---|
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 02 |
| NEIGHBORHOOD/LOC | 19616.00 | 1.00/ | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 432 | 100 | | 432 | 11,564 |
| BAS | 1,472 | 100 | | 1,472 | 39,402 |
| UOP | 240 | 20 | | 48 | 1,285 |
| UOP | 720 | 20 | | 144 | 3,855 |
| UST | 80 | 45 | | 36 | 964 |
| TOTALS | 2,944 | | | 2,132 | 57,070 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,132 | 34.1440 | 38.24 | 81,528 | 2002 | 2005 | 0 | 0 | 0 | 30.00 | 70.00 |

1 SINGLE FAM 100% - 2002 Heated Area: 1904 HX Base Yr 2002




357 SW LENOX 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 | | 57,070 |
| TOTAL MARKET OB/XF VALUE | | 0 |
| TOTAL LAND VALUE - MARKET | | 76,076 |
| TOTAL MARKET VALUE | | 133,146 |
| SOH/AGL Deduction | | 90,860 |
| ASSESSED VALUE | | 42,286 |
| TOTAL EXEMPTION VALUE | HX HB | 25,000 |
| BASE TAXABLE VALUE | | 17,286 |
| TOTAL JUST VALUE | | 133,146 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 134,369 |

SALE:1:1: 10.01 AC

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 19142 | TR/TRAILER | 75 | 01/22/2002 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0846/0451 | 9/10/1997 | WD | Q | V | | 27,900 |

GRANTOR: GLENN FARMS
GRANTEE: OSORIO

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W4 UOP= N12 W20 S12 E20$ W34 UST= W10 S8 E10 N8 $ S8
UOP= W10 S32 E50 N10 W40 N22$ S22 E40 S14 E16 N20 BAS= N24
W18 S24 E18$ W18 N24$.

## 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 | 10.01 | AC | | 1.00 | 1.00 | 0.80 | 9,500.00 | 7,600.00 | 76,076 | | | | | | | |

REVIEW DATE 06/02/2015 BY DF Total Acres: 10.01 Total Land Value: 76,076 Market: 0 Agricultural: 0 Common: 76,076 PRINTED 11/17/2025 BY SYS