S1/2 OF SW1/4 OF NW1/4 OF SW 1/4

QCD 1316-2187

**CANTRELL KAREN LYNN/CANTRELL STEVE M**
1016 SW CUMORAH HILL ST
FORT WHITE, FL 32038

**2026**

**19-6S-17-09698-028**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 27 | PREFIN MTL 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LAM/VNLPLK 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 05 | STEEL 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Quality | 06 | 06 |

DOR CODE 0100 SINGLE FAMILY

MAP NUM | MKT AREA 02

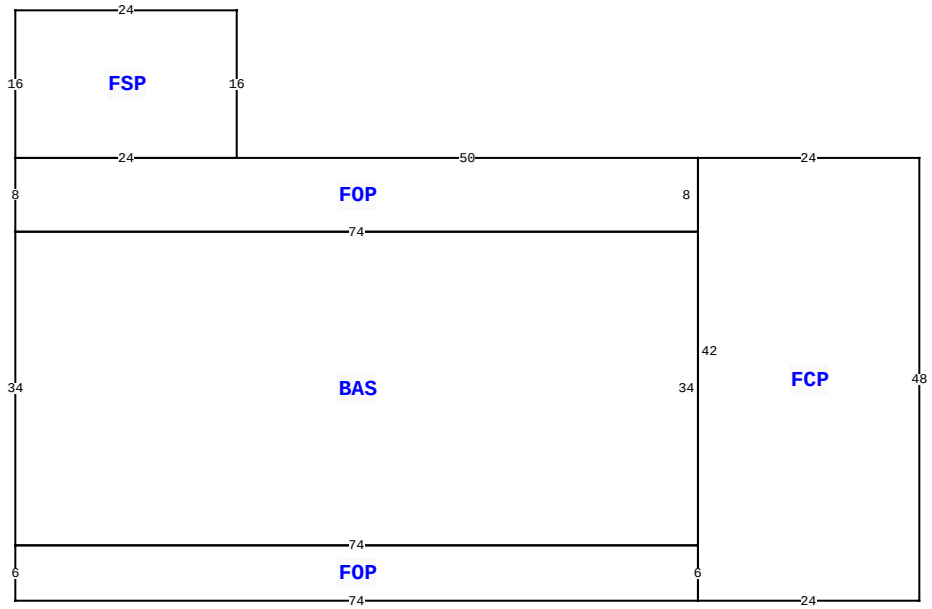
NEIGHBORHOOD/LOC 19617.00 1.00/

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 2,516 | 100 | | 2,516 | 198,488 |
| FCP | 1,152 | 25 | | 288 | 22,720 |
| FOP | 444 | 30 | | 133 | 10,493 |
| FOP | 592 | 30 | | 178 | 14,043 |
| FSP | 384 | 40 | | 154 | 12,149 |
| TOTALS | 5,088 | | | 3,269 | 257,893 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0186 | 01 | 3,269 | 113.7150 | 84.15 | 275,086 | 2020 | 2020 | 0 | 0 | 0 | 6.25 | 93.75 |

1 SFR/BARNDO 100% - 2021 Heated Area: 2516 HX Base Yr 2021




948 SW CUMORAH HILL ST, FORT WHITE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/15/2024 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 257,893 |
| TOTAL MARKET OB/XF VALUE | | 7,600 |
| TOTAL LAND VALUE - MARKET | | 50,100 |
| TOTAL MARKET VALUE | | 315,593 |
| SOH/AGL Deduction | | 7,085 |
| ASSESSED VALUE | | 308,508 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 257,786 |
| TOTAL JUST VALUE | | 315,593 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 319,032 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 38663 | SFR | 0 | 09/26/2019 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1316/2187 | 6/13/2016 | QC | U | V | 11 | 100 |
| GRANTOR: JOHN A & BERNADINE TU | | | | | | |
| GRANTEE: KAREN L & STEVEN CA | | | | | | |
| 0912/1576 | 10/02/2000 | QC | U | V | | 22,000 |
| GRANTOR: CORA M KOON | | | | | | |
| GRANTEE: D L C CATTLE CO | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= S34 FOP= S6 E74 N6 W74$ E74 FCP= S6 E24 N48 W24 S42$ N34 FOP= N8 W50 FSP= N16 W24 S16 E24$ W24 S8 E74$ W74$.

## 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 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2017 | 2017 | 3 | 100 | 400 | |
| 2 | 0294 | SHED WOOD/ | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2017 | 2017 | 3 | 100 | 200 | |
| 3 | 0070 | CARPORT UF | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2017 | 2017 | 3 | 100 | 300 | |
| 4 | 0030 | BARN,MT | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2017 | 2017 | 3 | 100 | 6,000 | |
| 5 | 0166 | CONC,PAVMT | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2020 | 2020 | 3 | 100 | 700 | |

## LAND DESCRIPTION

TOTAL OB/XF 7,600

| 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 | 0700 | C | MISC RES | 100 | | A-1 | 0.00 | 0.00 | 5.01 | AC | | 1.00 | 1.00 | 1.00 | 10,000.00 | 10,000.00 | 50,100 | | | | | | | |

REVIEW DATE 10/06/2020 BY HC Total Acres: 5.01 Total Land Value: 50,100 Market: 0 Agricultural: 0 Common: 50,100 PRINTED 11/20/2025 BY SYS