COMM NW COR OF SE1/4 OF NW1/4, E
POB, CONT E 661.78 FT, S 1324.72
SE1/4 OF NW1/4, W 661.88 FT, N 1

RICE JEANNE LARSON
819 SW CUMORAH HILL ST
FORT WHITE, FL 32038

2026

19-6S-17-09698-035

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

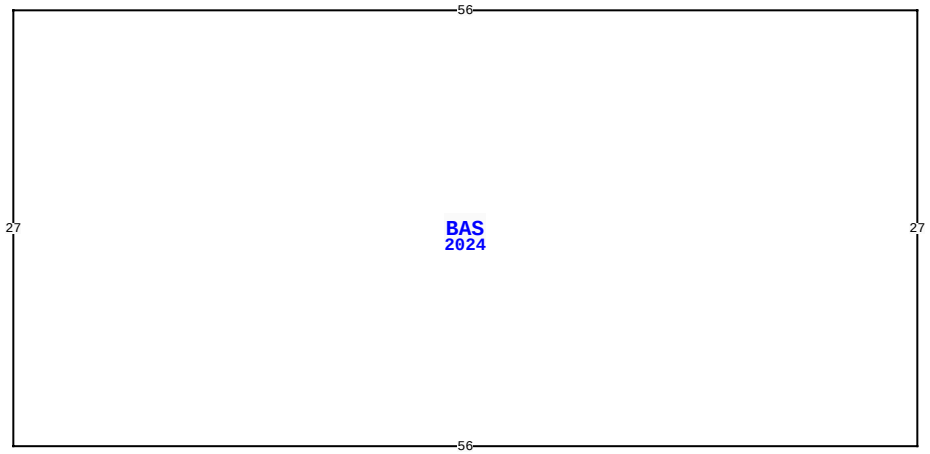
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	04	04
DOR CODE	5000	IMPROVED AG
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	1,512	100	2024	1,512	73,530
TOTALS	1,512			1,512	73,530

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	02	1,512	107.8250	88.42	133,691	2005	2005	0	0	0	45.00	55.00

1 MANUF 1 0% - 2024 Heated Area: 1512 HX Base Yr



645 SW CUMORAH HILL ST, 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	73,530
TOTAL MARKET OB/XF VALUE	17,600
TOTAL LAND VALUE - MARKET	100,650
TOTAL MARKET VALUE	104,643
SOH/AGL Deduction	0
ASSESSED VALUE	104,643
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	104,643
TOTAL JUST VALUE	191,780
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	191,780

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046153	Mobile Home		12/21/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1475/1126	9/02/2022	QC	U	I	11	100
GRANTOR: RICE JEANNE LARSON						
GRANTEE: RICE JEANNE LARSON						
1250/1980	3/04/2013	WD	Q	V	03	145,000
GRANTOR: JOSEPH W & TAMRA DAVI						
GRANTEE: JEANNE L RICE						

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	0294	SHED WOOD/	0	0	0	0	1.00	UT	3,200.00	3,200.00	100	2018	2018	3	100	500	
2	0294	SHED WOOD/	0	0	0	0	1.00	UT	3,200.00	3,200.00	100	2021	2020		100	3,200	
3	0296	SHED METAL	0	0	0	0	1.00	UT	400.00	400.00	100	2021	2020		100	400	
4	0040	BARN,POLE	0	0	0	0	1.00	UT	4,500.00	4,500.00	100	2021	2020		100	4,500	
5	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100	2024	2023		100	7,000	
6	0070	CARPORT UF	0	0	0	0	1.00	UT	800.00	800.00	100	2024	2023		100	800	
7	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2024	2023		100	1,200	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=17,12] E56 S27 W56 N27 $
.

LAND DESCRIPTION

TOTAL OB/XF 17,600

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	5500	A	TIMBER 2	0		A-1	0.00	0.00	19.13	AC		1.00	1.00	1.00	445.00	445.00	8,513							
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	19.13	AC		1.00	1.00	1.00	5,000.00	5,000.00	95,650							
3	0200	C	MBL HM	0					1.00	AC		1.00	1.00	1.00	5,000.00	5,000.00	5,000							

REVIEW DATE 01/04/2023 BY JB Total Acres: 20.13 Total Land Value: 13,513 Market: 95,650 Agricultural: 8,513 Common: 5,000 PRINTED 11/19/2025 BY SYS