BEG NW COR, RUN E 459.21 FT, S
930.88 FT, W 474.54 FT, N
934.47 FT TO POB. (AKA TRACT 1

DURDEN KEVIN R/DURDEN KATHERIN M M
309 SW DEVON PL
FORT WHITE, FL 32038

**2026**

**19-7S-17-10025-101**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

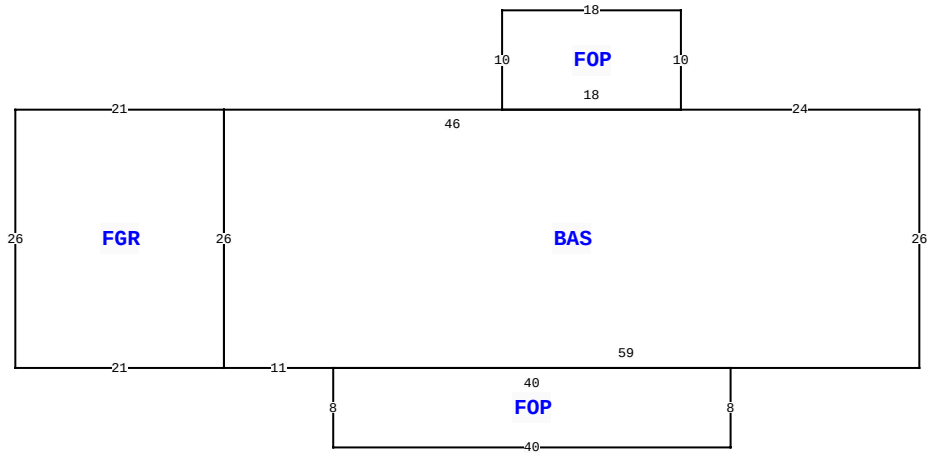
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 15 | CONC BLOCK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 03 | MASONRY 100 |
| Stories | 1. | 1. 100 |
| Architectual | 05 | CONV 100 |
| Units | | 0 100 |
| Condition Adj | 03 | 03 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 05 | 05 |
| DOR CODE | 5000 | IMPROVED AG |
| MAP NUM | | MKT AREA 02 |
| NEIGHBORHOOD/LOC | 19717.020 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,820 | 100 | | 1,820 | 155,965 |
| FGR | 546 | 55 | | 300 | 25,709 |
| FOP | 180 | 30 | | 54 | 4,628 |
| FOP | 320 | 30 | | 96 | 8,227 |
| TOTALS | 2,866 | | | 2,270 | 194,528 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,270 | 105.5360 | 118.20 | 268,314 | 2003 | 2003 | 0 | 0 | 0 | 27.50 | 72.50 |

2 SINGLE FAM 100% - 1996 Heated Area: 1820 HX Base Yr 1996




309 SW DEVON PL, 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 | | 194,528 |
| TOTAL MARKET OB/XF VALUE | | 27,428 |
| TOTAL LAND VALUE - MARKET | | 95,095 |
| TOTAL MARKET VALUE | | 271,776 |
| SOH/AGL Deduction | | 95,349 |
| ASSESSED VALUE | | 176,427 |
| TOTAL EXEMPTION VALUE | HX HB VX | 55,722 |
| BASE TAXABLE VALUE | | 120,705 |
| TOTAL JUST VALUE | | 317,051 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 320,951 |

PRMT:1:1: 14X80

BLDG:1:1: WEST MH

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000048953 | Remodel | 12,030 | 01/04/2024 |
| 000044362 | Electrical Servic | 0 | 05/06/2022 |
| 000043785 | Roof Replacement | 9,850 | 02/25/2022 |
| 38790 | POOL | 0 | 10/21/2019 |
| 20739 | SFR | 483 | 05/23/2003 |
| 9185 | M H | 125 | 12/20/1994 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1329/0444 | 1/12/2017 | QC | U | I | 11 | 82,300 |

GRANTOR: KATHERINE M MCMANUS

GRANTEE: KEVIN R DURDEN & KA

| | | | | | | |
|---|---|---|---|---|---|---|
| 1219/0512 | 7/23/2011 | QC | U | I | 11 | 100 |

GRANTOR: KATHERINE M DOAK

GRANTEE: KATHERINE MICHELLE

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W24 FOP= N10 W18 S10 E18$ W46 FGR= W21 S26 E21 N26$ S26E11 FOP= S8 E40 N8 W40$ E59 N26$.

## 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 | 0190 | FPLC PF | 0 | 100 | 0 | 0 | 1.00 | UT | 1,200.00 | 1,200.00 | 100 | 2003 | 2003 | 3 | 100 | 1,200 | |
| 2 | 0166 | CONC,PAVMT | 0 | 100 | 16 | 21 | 336.00 | UT | 2.00 | 2.00 | 100 | 2003 | 2003 | 3 | 100 | 672 | |
| 3 | 0040 | BARN,POLE | 0 | 100 | 23 | 31 | 713.00 | UT | 2.00 | 2.00 | 50 | 2003 | 2003 | 3 | 50 | 713 | |
| 4 | 0280 | POOL R/CON | 0 | 100 | 15 | 26 | 390.00 | UT | 70.00 | 70.00 | 100 | 2021 | 2020 | | 91 | 24,843 | |

## LAND DESCRIPTION

TOTAL OB/XF 27,428

| 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 | 5.01 | AC | | 1.00 | 1.00 | 1.00 | 9,500.00 | 9,500.00 | 47,595 | | | | | | | |
| 2 | 5500 | A | TIMBER 2 | 0 | | 00 | 0.00 | 0.00 | 5.00 | AC | | 1.00 | 1.00 | 1.00 | 445.00 | 445.00 | 2,225 | | | | | | | |
| 3 | 9910 | M | MKT.VAL.AG | 0 | | 00 | 0.00 | 0.00 | 5.00 | AC | | 1.00 | 1.00 | 1.00 | 9,500.00 | 9,500.00 | 47,500 | | | | | | | |

REVIEW DATE 05/09/2022 BY JB Total Acres: 10.01 Total Land Value: 49,820 Market: 47,500 Agricultural: 2,225 Common: 47,595 PRINTED 11/07/2025 BY SYS