S1/2 OF NW1/4 OF SE1/4 OF SE1/4
RD R/W.

KOOTTE ANTON/KOOTTE JEAN P
140 SW BOUNTIFUL AVE
FORT WHITE, FL 32038

2026

20-5S-16-03667-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

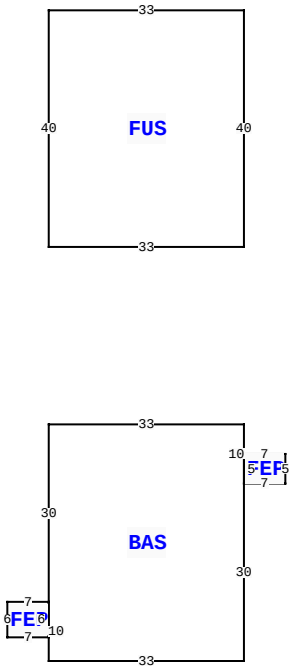
ELEMENT	CD	CONSTRUCTION
Exterior Wall	01	MINIMUM 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	2.	2. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	20516.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,320	100		1,320	37,196
FEP	35	80		28	789
FEP	42	80		34	958
FUS	1,320	100		1,320	37,196
TOTALS	2,717			2,702	76,140

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,702	55.9133	62.62	169,199	1977	1977	20	0	0	35.00	45.00

2 SINGLE FAM 100% - 2014 Heated Area: 2640 HX Base Yr 2014



140 SW BOUNTIFUL AVE, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/10/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		76,140
TOTAL MARKET OB/XF VALUE		3,400
TOTAL LAND VALUE - MARKET		40,500
TOTAL MARKET VALUE		120,040
SOH/AGL Deduction		55,110
ASSESSED VALUE		64,930
TOTAL EXEMPTION VALUE	HX HB	39,930
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		120,040
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		120,040

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1253/1944	4/29/2013	WD	U	I	11	100
GRANTOR: ANTON KOOTTE						
GRANTEE: ANTON KOOTTE & JEAN						
1251/1247	3/15/2013	WD	Q	I	01	65,000
GRANTOR: SANDRA TAUER						
GRANTEE: ANTON KOOTTE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W33 S30 FEP= W7 S6 E7 N6$ S10 E33 N30 FEP= E7 N5 W7S5$ N10$ PTR= N30 FUS= N40 W33 S40 E33$ S30$.

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	0	0	3	100	1,200	
2	0294	SHED WOOD/	0	100	16	20	1.00	UT	0.00	0.00	100	0	0	3	100	500	
3	0294	SHED WOOD/	0	100	14	14	1.00	UT	0.00	0.00	100	0	0	3	100	400	
4	0294	SHED WOOD/	0	100	16	20	1.00	UT	0.00	0.00	100	0	0	3	100	100	
5	0130	CLFENCE 5	0	100	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 3,400

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	4.05	AC		1.00	1.00	1.00	10,000.00	10,000.00	40,500							

REVIEW DATE 11/05/2019 BY BC Total Acres: 4.05 Total Land Value: 40,500 Market: 0 Agricultural: 0 Common: 40,500 PRINTED 11/18/2025 BY SYS