COMM SE COR OF NE1/4 OF NE1/4 OF 208.71 FT FOR POB, RUN N 208.71 FT, S 208.71 FT, E 424.45 FT TO

GRAVES SHANE D
373 SW BOUNTIFUL AVE
FORT WHITE, FL 32038

2026

20-5S-16-03667-016

BUILDING CHARACTERISTICS

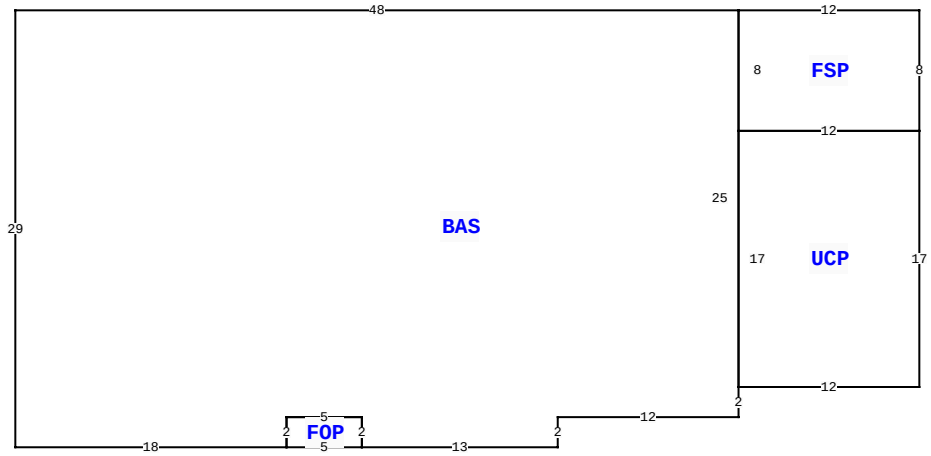
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
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	1,358	100		1,358	120,612
FOP	10	30		3	267
FSP	96	40		38	3,375
UCP	204	20		41	3,641
TOTALS	1,668			1,440	127,895

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,440	122.0000	136.64	196,762	1976	1976	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2011 Heated Area: 1358 HX Base Yr 2011



373 SW BOUNTIFUL AVE, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

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	100	18	19	342.00	UT	7.50	7.50	50	0	0	3	50	1,283	
2	0210	GARAGE U	0	100	34	32	1,088.00	UT	9.00	9.00	75	0	0	3	75	7,344	
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	400	
4	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	800	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		127,895
TOTAL MARKET OB/XF VALUE		9,827
TOTAL LAND VALUE - MARKET		28,420
TOTAL MARKET VALUE		166,142
SOH/AGL Deduction		66,567
ASSESSED VALUE		99,575
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		48,853
TOTAL JUST VALUE		166,142
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		166,142

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1497/3	8/15/2023	WD	U	I	11	100
GRANTOR: GRAVES SHANE D						
GRANTEE: GRAVES SHANE D						
1201/0637	9/01/2010	WD	U	I	12	81,900
GRANTOR: HSBC MORTGAGE SERVICE						
GRANTEE: SHANE D & PRISCILLA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 S29 E18 FOP= E5 N2 W5 S2$ N2 E5 S2 E13 N2E12N2 UCP= E12N17 FSP= N8 W12 S8 E12 $ W12 S17 $ N25$.

LAND DESCRIPTION

TOTAL OB/XF 9,827

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	2.03	AC		1.00	1.00	1.00	14,000.00	14,000.00	28,420							

REVIEW DATE 11/05/2019 BY KR Total Acres: 2.03 Total Land Value: 28,420 Market: 0 Agricultural: 0 Common: 28,420 PRINTED 11/20/2025 BY SYS