

BEG SE COR OF NE1/4 OF NE1/4,
RUN W 669.29 FT, N 331.26 FT,
E 670.07 FT, S 331.75 FT TO

CONGER RICHARD L/CONGER NANCY L
148 SW LIBERTY GLN
FORT WHITE, FL 32038

2026

20-6S-16-03890-005



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	32	HARDIE BRD 100			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	12	MODULAR MT 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	13	LAM/VNLPLK 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			
Architectural Units	05	CONV 100			
		0 100			
Quality	07	07			
DOR CODE	0100 SINGLE FAMILY				
MAP NUM		MKT AREA			02
NEIGHBORHOOD/LOC	20616.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,813	100		1,813	236,491
FGR	576	55		317	41,350
FOP	402	30		121	15,783
FSP	220	40		88	11,479
TOTALS	3,011			2,339	305,103

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,339	125.2350	140.26	328,068	2018	2018	0	0	7.00	93.00
1 SINGLE FAM 100% - 2019 Heated Area: 1813 HX Base Yr 2019											
The site map shows a property layout with four labeled areas: FSP (top left), BAS (center), FGR (bottom right), and FOP (bottom left). Dimensions are provided for various sections: FSP is 20' wide and 11' high; BAS is 27' wide and 43' high; FGR is 24' wide and 24' high; FOP is 6' wide and 14' high. Other dimensions include 11', 20', 6', 14', 44', 50', 17', 23', 12', and 24'.											
						BLD DATE				LGL DATE	
						XF DATE				LAND DATE	05/13/2024
						INC DATE				AG DATE	
										05/13/2024	

COLUMBIA COUNTY PROPERTY						PAGE 1 of 1		3
VALUATION SUMMARY								
VALUATION BY				STANDARD				
Tax Group: 3				Tax Dist:				
BUILDING MARKET VALUE				305,103				
TOTAL MARKET OB/XF VALUE				9,800				
TOTAL LAND VALUE - MARKET				50,900				
TOTAL MARKET VALUE				365,803				
SOH/AGL Deduction				106,935				
ASSESSED VALUE				258,868				
TOTAL EXEMPTION VALUE				HX HB		50,722		
BASE TAXABLE VALUE				208,146				
TOTAL JUST VALUE				365,803				
NCON VALUE				0				
INCOME VALUE								
PREVIOUS YEAR MKT VALUE				369,084				
SALE:2:1: 5.09 AC								
SALE:1:1: 5.09 AC								