THE S 624.26 FT OF SE1/4 OF SE1/
PINEVILLE RD, EX THE W 466.99 FT
SE1/4 & EX THE S 60 FT OF SE1/4

RODGERS CHRISTINE LYNNE
1612 SW CARL WILSON RD
FT WHITE, FL 32038

2026

20-6S-17-09703-006

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

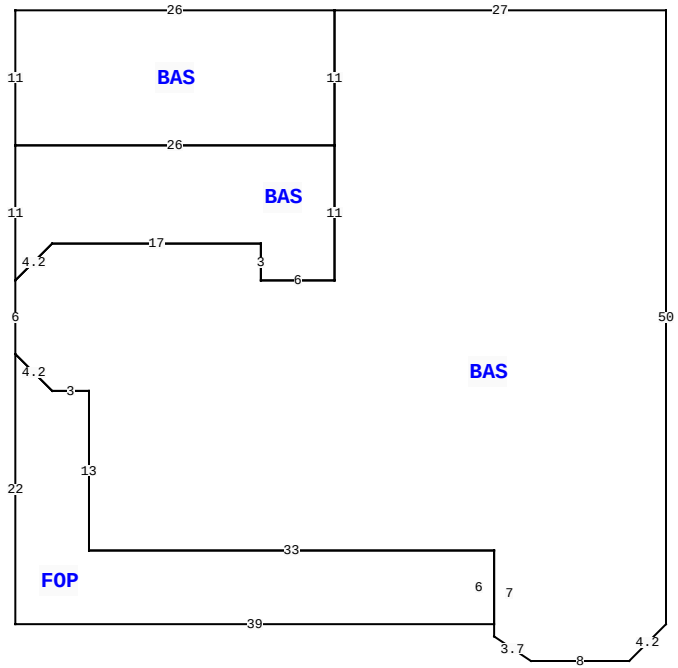
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	31	VINYL SID 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	20617.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	231	100		231	19,565
BAS	286	100		286	24,223
BAS	1,852	100		1,852	156,858
FOP	317	30		95	8,046
TOTALS	2,686			2,464	208,692

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,464	107.6160	120.53	296,986	1996	1996	0	0	0	29.73	70.27

1 SINGLE FAM 50% - 1998 Heated Area: 2369 HX Base Yr 1998



1612 SW CARL WILSON RD, 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		208,692
TOTAL MARKET OB/XF VALUE		2,800
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		246,492
SOH/AGL Deduction		56,603
ASSESSED VALUE		189,889
TOTAL EXEMPTION VALUE	HA HAB	41,643
BASE TAXABLE VALUE		148,246
TOTAL JUST VALUE		246,492
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		249,551

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046790	Electrical Servic	0	03/20/2023
10439	SFR	285	11/13/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1536/2591	3/31/2025	QC	U	I	11	100
GRANTOR: MARKHAM MORRIS LAMAR						
GRANTEE: RODGERS CHRISTINE F						
0803/1886	3/30/1995	WD	Q	V	03	4,600
GRANTOR: PERRY DEAN & DAPHNE J						
GRANTEE: MORRIS LAMAR & CHRI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W27 BAS= W26 S11 E26 N11$ S11 BAS= W26 S11 R3 U3 E17 S3 E6 N11$ S11 W6 N3 W17 D3 L3 S6 FOP= D3 R3 E3 S13 E33 S6 W39 N22$ R3 D3 E3 S13 E33 S7 D2 R3 E8 R3 U3 N50$.

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	50	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	2,800	

LAND DESCRIPTION

TOTAL OB/XF 2,800

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	50		00	0.00	0.00	2.50	AC		1.00	1.00	1.00	14,000.00	14,000.00	35,000							

REVIEW DATE 12/02/2024 BY SYS Total Acres: 2.50 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/18/2025 BY SYS