COMM NE COR OF GOVT LOT 3, RUN S
TO S R/W CR-138, NW 47 DEG ALONG
FOR POB, RUN SE 41 DEG ALONG SAI

HARDEN JACK D/HARDEN EVA P
1790 SIGNAL POINT RD
GUNTERSVILLE, AL 35976

**2026**

**20-7S-16-04265-006**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

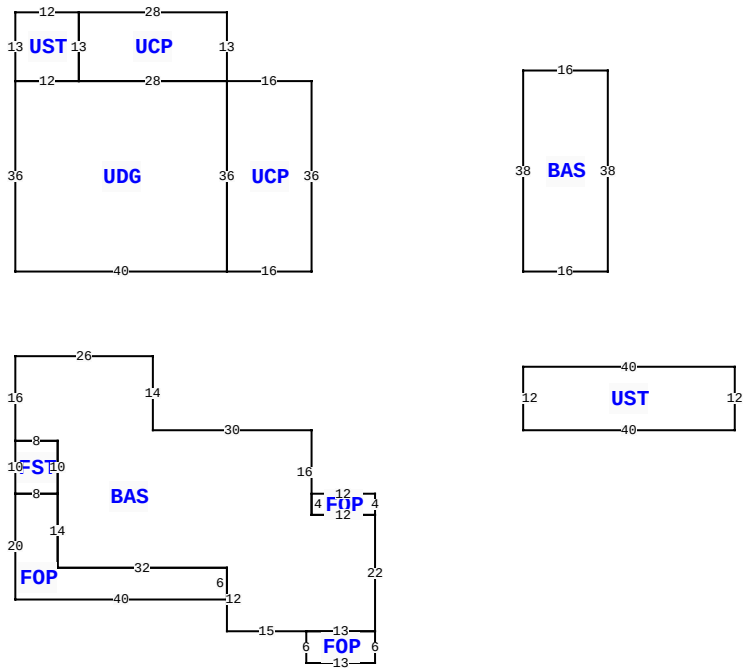
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 10 | ABOVE AVG. 90 |
| Exterior Wall | 21 | STONE 10 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 14 | PREFIN MT 100 |
| Interior Wall | 05 | DRYWALL 80 |
| Interior Wall | 06 | CUST PANEL 20 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 12 | HARDWOOD 20 |
| 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 | 07 | 07 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 02 |
| NEIGHBORHOOD/LOC | 20716.00 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 608 | 100 | | 608 | 55,869 |
| BAS | 2,084 | 100 | | 2,084 | 191,500 |
| FOP | 48 | 30 | | 14 | 1,286 |
| FOP | 78 | 30 | | 23 | 2,114 |
| FOP | 352 | 30 | | 106 | 9,740 |
| FST | 80 | 55 | | 44 | 4,043 |
| UCP | 364 | 20 | | 73 | 6,708 |
| UCP | 576 | 20 | | 115 | 10,568 |
| UDG | 1,440 | 55 | | 792 | 72,777 |
| UST | 156 | 45 | | 70 | 6,432 |
| TOTALS | 6,266 | | | 4,145 | 380,886 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 4,145 | 126.2261 | 141.37 | 585,979 | 1980 | 1980 | 0 | 0 | 0 | 35.00 | 65.00 |

1 SINGLE FAM 100% - 2012 Heated Area: 2692 HX Base Yr 2012




** This building has 11 Sub-Areas

190 SW NATURES CT, FORT WHITE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 03/31/2022 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 380,886 |
| TOTAL MARKET OB/XF VALUE | | 11,767 |
| TOTAL LAND VALUE - MARKET | | 122,400 |
| TOTAL MARKET VALUE | | 515,053 |
| SOH/AGL Deduction | | 172,942 |
| ASSESSED VALUE | | 342,111 |
| TOTAL EXEMPTION VALUE | HX HB SX WX | 105,722 |
| BASE TAXABLE VALUE | | 236,389 |
| TOTAL JUST VALUE | | 515,053 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 515,053 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1222/0454 | 9/27/2011 | WD | Q | I | 01 | 525,000 |
| GRANTOR: LEE LARMAR GIBSON | | | | | | |
| GRANTEE: JACK D & EVA P HARD | | | | | | |
| 0765/1941 | 10/01/1992 | WD | U | I | | 180,000 |
| GRANTOR: LOUIS SARBECK | | | | | | |
| GRANTEE: LEE LARMAR GIBSON | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W30 N14 W26 S16 FST= S10 E8 N10 W8$ E8 S10 FOP= W8 S20 E40 N6 W32 N14$ S14 E32 S12 E15 FOP= S6 E13 N6 W13$ E13 N22 FOP= N4 W12 S4 E12$ W12 N16$ PTR= N30 UCP= N36 W16 UCP= N13 W28 S13 E28$ UDG= W28 UST= N13 W12 S13 E12$ W12 S36 E40 N36$ S36 E16$ S30$ PTR= E40 UST= E40 N12 W40 S12$ W40$ PTR= E40 N30 BAS= E16 N38 W16 S38$ W40 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 | 0040 | BARN,POLE | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 0 | 0 | 3 | 100 | 500 | |
| 2 | 0260 | PAVEMENT-A | 0 | 100 | 10 | 520 | 5,200.00 | UT | 0.68 | 0.68 | 100 | 0 | 0 | 3 | 100 | 3,510 | |
| 3 | 0080 | DECKING | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2010 | 2010 | 3 | 100 | 2,000 | |
| 4 | 0060 | CARPORT F | 0 | 100 | 20 | 29 | 580.00 | UT | 3.50 | 3.50 | 100 | 2010 | 2010 | 3 | 100 | 2,030 | |
| 5 | 0084 | DOCK-RIVER | 0 | 100 | 24 | 16 | 384.00 | UT | 14.50 | 14.50 | 100 | 2010 | 2010 | 3 | 40 | 2,227 | |
| 6 | 0040 | BARN,POLE | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2010 | 2010 | 3 | 100 | 100 | |
| 7 | 0169 | FENCE/WOOD | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2015 | 2015 | 3 | 100 | 500 | |
| 8 | 0166 | CONC,PAVMT | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2015 | 2015 | 3 | 100 | 900 | |

## LAND DESCRIPTION

TOTAL OB/XF 11,767

| 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 | 341.00 | 200.00 | 10.20 | AC | | 1.00 | 1.00 | 0.80 | 15,000.00 | 12,000.00 | 122,400 | | | | | | | |

REVIEW DATE 07/02/2015 BY DF Total Acres: 10.20 Total Land Value: 122,400 Market: 0 Agricultural: 0 Common: 122,400 PRINTED 11/12/2025 BY SYS