LOT 9 COLUMBIA CITY HOMESITES UN
859-317, AG 1056-1595, WD 1117-2

BIAS ROBERT D
10528 SW SR 47
FORT WHITE, FL 32038

2026

22-5S-16-03693-109

COLUMBIA COUNTY PROPERTY PAGE 1 of 1 3

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	06	06

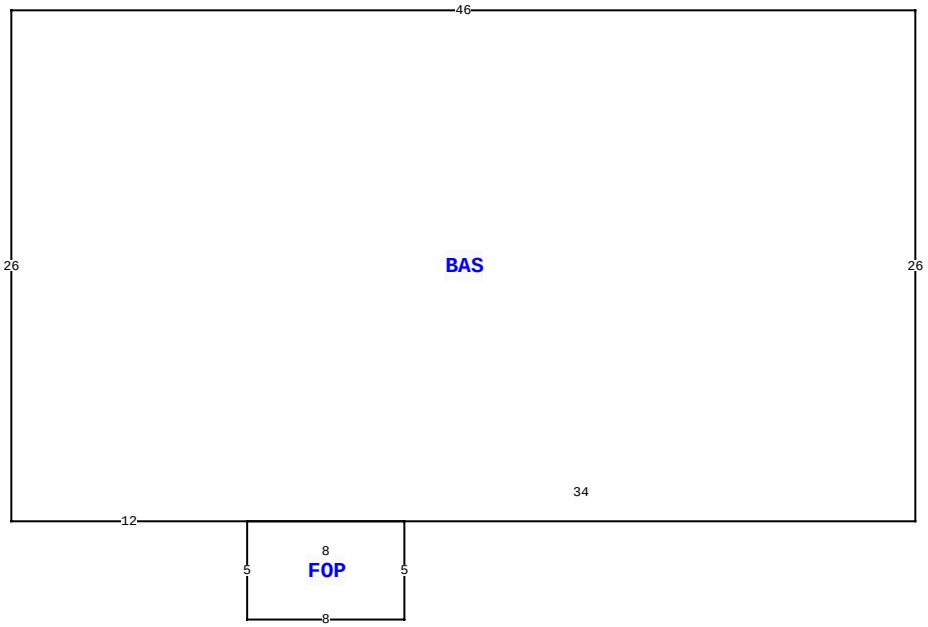
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 22516.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,196	100		1,196	124,307
FOP	40	30		12	1,247
TOTALS	1,236			1,208	125,554

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,208	119.7378	134.11	162,005	2007	2007	0	0	0	22.50	77.50

2 SINGLE FAM 100% - 2023 Heated Area: 1196 HX Base Yr 2023



10528 SW STATE ROAD 47 , FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		125,554
TOTAL MARKET OB/XF VALUE		2,000
TOTAL LAND VALUE - MARKET		9,500
TOTAL MARKET VALUE		137,054
SOH/AGL Deduction		1,333
ASSESSED VALUE		135,721
TOTAL EXEMPTION VALUE	HX HB 13	135,721
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		137,054
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		139,079

PERMIT NUM	DESCRIPTION	AMT	ISSUED
25796	SFR	388	05/09/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1440/2420	6/18/2021	WD	Q	I	01	154,000
GRANTOR: SPRADLEY KELLY JEAN						
GRANTEE: BIAS ROBERT D						
1117/0280	4/18/2007	WD	Q	V	04	100
GRANTOR: SUBRANDY						
GRANTEE: BEVERLY MAHON & SHA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W46 S26 E12 FOP= S5 E8 N5 W8$ E34 N26$.

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	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,200	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	800	

LAND DESCRIPTION

TOTAL OB/XF 2,000

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	1.00	LT		1.00	1.00	1.00	9,500.00	9,500.00	9,500							

REVIEW DATE 10/29/2019 BY BC Total Acres: 0.50 Total Land Value: 9,500 Market: 0 Agricultural: 0 Common: 9,500 PRINTED 10/07/2025 BY SYS