COMM AT NE COR OF SE1/4 OF NW 1/
FT TO NE COR OF SE1/4 OF NW1/4 F
331.02 FT TO NW COR OF E1/2 OF W

TOWNSEND DYLAN/TOWNSEND JEANNA
432 SW DON COOK WAY
FT WHITE, FL 32038

2026

23-7S-16-04298-008

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

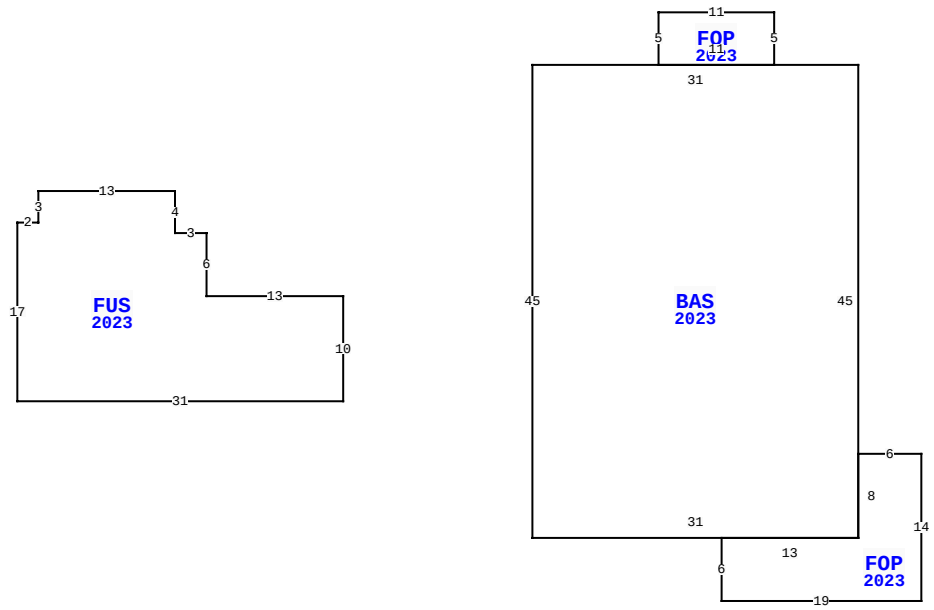
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	23716.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,395	100	2023	1,395	186,491
FOP	55	30	2023	16	2,139
FOP	162	30	2023	49	6,550
FUS	472	100	2023	472	63,099
TOTALS	2,084			1,932	258,280

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,932	123.0570	137.82	266,268	2022	2022	0	0	0	3.00	97.00

1 SINGLE FAM 100% - 2023 Heated Area: 1867 HX Base Yr 2023



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

432 SW DON COOK WAY, FORT WHITE

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		258,280
TOTAL MARKET OB/XF VALUE		31,260
TOTAL LAND VALUE - MARKET		90,725
TOTAL MARKET VALUE		380,265
SOH/AGL Deduction		19,756
ASSESSED VALUE		360,509
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		309,787
TOTAL JUST VALUE		380,265
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		382,928

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046379	Storage Building	7,300	01/26/2023
000043345	New Residential C	307,801	12/09/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1454/795	12/08/2021	WD	U	V	11	0
GRANTOR:						
GRANTEE:						
1448/1041	9/24/2021	WD	Q	V	01	97,400
GRANTOR: THE HERMITAGE LLC						
GRANTEE: TOWNSEND DYLAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=15,15] E31 S45 W31 N45 $
FOP=[YR=2023;ORIG=52,52] W6 S8 W13 S6 E19 N14 $
FOP=[YR=2023;ORIG=27,10] E11 S5 W11 N5 $
FUS=[YR=2023;ORIG=-3,37] W13 N6 W3 N4 W13 S3 W2 S17 E31 N10 $
.

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	0166	CONC,PAVMT	0	100	0	0	420.00	UT	3.00	3.00	100	2023	2022		100	1,260	
2	0296	SHED METAL	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2024	2023		100	3,500	
3	0030	BARN,MT	0	100	0	0	1.00	UT	7,500.00	7,500.00	100	2024	2023		100	7,500	
4	0251	LEAN TO W/	0	100	0	0	1.00	UT	2,500.00	2,500.00	100	2024	2023		100	2,500	
5	0030	BARN,MT	0	100	0	0	1.00	UT	16,500.00	16,500.00	100	2024	2023		100	16,500	

LAND DESCRIPTION

TOTAL OB/XF 31,260

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	9.55	AC		1.00	1.00	1.00	9,500.00	9,500.00	90,725							

REVIEW DATE 03/10/2023 BY JB Total Acres: 9.55 Total Land Value: 90,725 Market: 0 Agricultural: 0 Common: 90,725 PRINTED 11/19/2025 BY SYS