COMM NE COR OF SE1/4 OF NW1/4, R
FOR POB, CONT W 330.54 FT, S 125
330.69 FT, N 1259.85 FT TO POB.

ANDERSON MARVIN LEE/ANDERSON PAGE HART
434 SW DON COOK WAY
FORT WHITE, FL 32038

2026

23-7S-16-04298-019

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

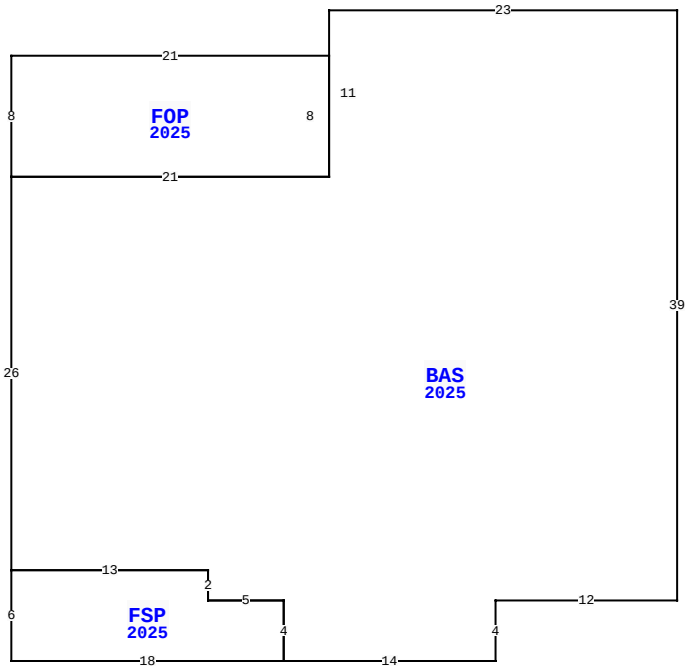
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	05	05
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	1,515	100	2025	1,515	187,916
FOP	168	30	2025	50	6,202
FSP	98	40	2025	39	4,837
TOTALS	1,781			1,604	198,955

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,604	111.8700	125.29	200,965	2024	2024	0	0	0	1.00	99.00

1 SINGLE FAM 100% - 2025 Heated Area: 1515 HX Base Yr 2025



434 SW DON COOK WAY, 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		198,955
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		90,820
TOTAL MARKET VALUE		289,775
SOH/AGL Deduction		0
ASSESSED VALUE		289,775
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		239,053
TOTAL JUST VALUE		289,775
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		291,785

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048715	New Residential C	250,000	11/21/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1446/2047	8/26/2021	WD	Q	V	01	97,500
GRANTOR: EAGLE ASSETS LLC						
GRANTEE: ANDERSON MARVIN LEE						
1148/2442	4/17/2008	WD	Q	V	01	100
GRANTOR: THOMAS A & MARK P SUL						
GRANTEE: EAGLE ASSETS LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=79,20] W23 S11 W21 S26 E13 S2 E5 S4 E14 N4 E12 N39 $
FOP=[YR=2025;ORIG=35,23] E21 S8 W21 N8 $
FSP=[YR=2025;ORIG=48,57] W13 S6 E18 N4 W5 N2 $
.

EXTRA FEATURES

L N	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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	9.56	AC		1.00	1.00	1.00	9,500.00	9,500.00	90,820							

REVIEW DATE 12/20/2024 BY HC Total Acres: 9.56 Total Land Value: 90,820 Market: 0 Agricultural: 0 Common: 90,820 PRINTED 11/18/2025 BY SYS