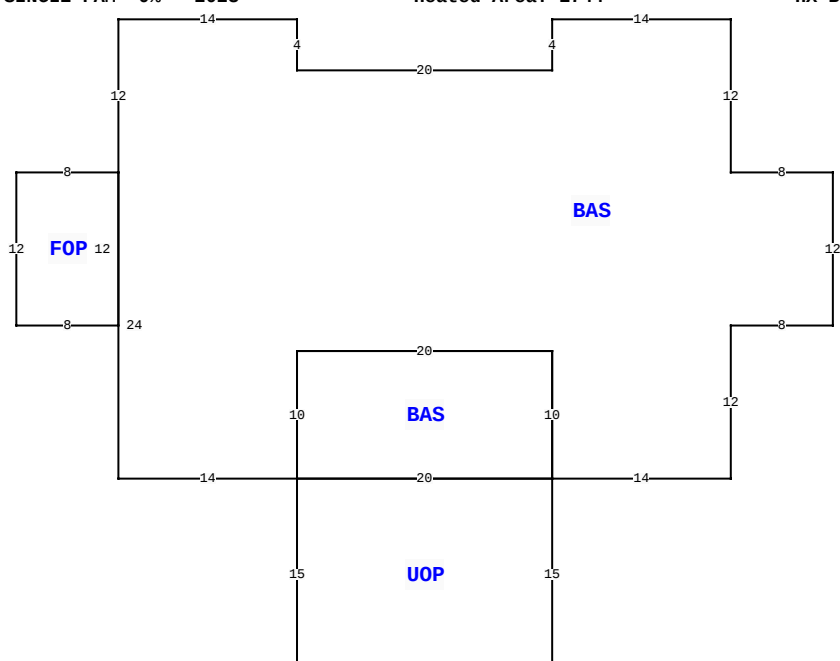


MCKENZIE ARICK ANDREW/MCKENZIE ANDELIA SUE
725 SW SPIRIT AVE
FORT WHITE, FL 32038

24-7S-16-04310-000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																	
ELEMENT		CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND	VALUATION SUMMARY																			
Exterior Wall		04	SINGLE SID 100		0100	01	1,833	38,2200	42.81	78,471	1940	1940	0	0	35	35.00	30.00	VALUATION BY																			
Roof Structur		03	GABLE/HIP 100		1 SINGLE FAM 0% - 2023													Heated Area: 1744 HX Base Yr 2023																			
Roof Cover		01	MINIMUM 100															Tax Group: 3										Tax Dist:									
Interior Wall		02	WALL BD/WD 100															BUILDING MARKET VALUE										68,129									
Interior Floo		09	PINE WOOD 100															TOTAL MARKET OB/XF VALUE										18,376									
Air Condition			N/A 100															TOTAL LAND VALUE - MARKET										139,950									
Heating Type		01	NONE 100															TOTAL MARKET VALUE										135,167									
Bedrooms			3 100															SOH/AGL Deduction										1,073									
Bathrooms			3 100															ASSESSED VALUE										134,094									
Frame		01	NONE 100															TOTAL EXEMPTION VALUE										HX HB 44,923									
Stories		1.	1. 100															BASE TAXABLE VALUE										89,171									
Architectual		05	CONV 100															TOTAL JUST VALUE										226,455									
Units			0 100		NCON VALUE										0																						
Condition Adj		01	01 100		INCOME VALUE																																
Kitchen Adjus		01	01 100		PREVIOUS YEAR MKT VALUE										227,322																						
Quality		01	01																																		
DOR CODE		5000	IMPROVED AG																																		
MAP NUM			MKT AREA		02																																
NEIGHBORHOOD/LOC		24716.00	1.00/																																		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																
BAS	200	100		200	2,569																																
BAS	1,544	100		1,544	19,830																																
FOP	96	30		29	372																																
UOP	300	20		60	771																																
TOTALS		2,140		1,833	23,541	725 SW SPIRIT AVE, FORT WHITE										BLD DATE				LGL DATE		04/08/2025		MLU													
EXTRA FEATURES						XF DATE										LAND DATE		AG DATE																			
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																				
1	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	200																					
2	0255	MBL HOME S	0	100	12	55	576.00	UT	1.00	1.00	100	1989	1989	3	100	576																					
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000																					
4	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000																					
5	0020	BARN, FR	0	100	0	0	1.00	UT	7,600.00	7,600.00	100	2023	2022	100		7,600																					
LAND DESCRIPTION																																					
TOTAL OB/XF 18,376																																					
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	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	9,000																				
2	0200	C	MBL HM	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	9,000																				
3	5600	A	TIMBER 3	0		A-1	0.00	0.00	10.47	AC		1.00	1.00	1.00	281.00	281.00	2,942																				
4	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	10.47	AC		1.00	1.00	1.00	9,000.00	9,000.00	94,230																				
5	0200	C	MBL HM	100		A-1	0.00	0.00	3.08	AC		1.00	1.00	1.00	9,000.00	9,000.00	27,720																				
REVIEW DATE		12/02/2024	BY	SYS	Total Acres: 15.55		Total Land Value: 48,662		Market: 94,230		Agricultural: 2,942		Common: 45,720		PRINTED 10/03/2025 BY SYS																						

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