

BEG SW COR OF SW1/4 OF NW1/4 OF
RUN N 664.75 FT, E 658.92 FT, S
W 658.64 FT TO POB. (AKA LOT 6 S

MOSES ELIZABETH M
290 SW PRINCRTON COURT
FORT WHITE, FL 32038-9728

2026

24-7S-16-04311-106



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

Quality	05	05
DOR CODE	5000 IMPROVED AG	
MAP NUM		02
NEIGHBORHOOD/LOC	24716.030	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100		960	57,030

TOTALS	960			960	57,030
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0294	SHED WOOD/	0	100	10	8	80.00	UT	7.50	7.50	
2	0296	SHED METAL	0	100	8	8	64.00	UT	5.00	5.00	
3	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	
4	0040	BARN, POLE	0	100	0	0	1.00	UT	0.00	0.00	
5	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	
6	0040	BARN, POLE	0	100	0	0	1.00	UT	0.00	0.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	0200	C	MBL HM	100			0.00	0.00	1.00	AC	
2	6200	A	PASTURE 3	0			0.00	0.00	9.05	AC	
3	9910	M	MKT. VAL. AG	0			0.00	0.00	9.05	AC	

REVIEW DATE 07/10/2015 BY DF

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0201	02	960	114.9000	108.01	103,690	1996	1996		0	0	45.00
1 MANUF 1 100% - 2001 Heated Area: 960 HX Base Yr 2001											
24 40 24 40 BAS											
290 SW PRINCETON CT, FORT WHITE											

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

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	0294	SHED WOOD/	0	100	10	8	80.00	UT	7.50	7.50	50	1999	1999	3	50	300	
2	0296	SHED METAL	0	100	8	8	64.00	UT	5.00	5.00	50	1999	1999	3	50	160	
3	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	50	
4	0040	BARN, POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	300	
5	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
6	0040	BARN, POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	300	

TOTAL OB/XF											
8,110											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	0200	C	MBL HM	100			0.00	0.00	1.00	AC	
2	6200	A	PASTURE 3	0			0.00	0.00	9.05	AC	
3	9910	M	MKT. VAL. AG	0			0.00	0.00	9.05	AC	

Total Acres: 10.05 Total Land Value: 12,034 Market: 85,975 Agricultural: 2,534 Common: 9,500

COLUMBIA COUNTY PROPERTY											PAGE 1 of 1	3
VALUATION SUMMARY												
VALUATION BY							STANDARD					
Tax Group: 3							Tax Dist:					
BUILDING MARKET VALUE							57,030					
TOTAL MARKET OB/XF VALUE							8,110					
TOTAL LAND VALUE - MARKET							95,475					
TOTAL MARKET VALUE							77,174					
SOH/AGL Deduction							46,549					
ASSESSED VALUE							30,625					
TOTAL EXEMPTION VALUE							HX HB 25,000					
BASE TAXABLE VALUE							5,625					
TOTAL JUST VALUE							160,615					
NCON VALUE							0					
INCOME VALUE												
PREVIOUS YEAR MKT VALUE							160,615					
SALE:2:1: 1996 NOBILITY DW INCLUDED ON DEED												
SALE:1:3: A VACANT 10 AC PARCEL WITH WELL/SEPTIC												
SALE:1:2: INVESTIGATING - THIS IS THE SALE PRICE F												
SALE:1:1: DEED SAYS WITH '96 NOBILITY DW-SALE NEES												
PERMIT NUM			DESCRIPTION				AMT			ISSUED		
SALES DATA												
OFF RECORD Number		DATE		TYPE INST	Q U	V I	RSN CD	SALE PRICE				
1247/0722		12/18/2012		QC	U	I	11	100				
GRANTOR: ELIZABETH MOSES & PAU												
GRANTEE: ELIZABETH MOSES												
1134/2149		10/17/2007		QC	Q	I	01	19,800				
GRANTOR: ELIZABETH MOSES												
GRANTEE: ELIZABETH MOSES & P												
BUILDING NOTES												
BUILDING DIMENSIONS												
BAS= W40 S24 E40 N24\$.												