W1/2 OF N1/2 OF N1/2 OF SE1/4 OF
AKA PART OF PARCEL 5.

HALL MICHAEL B/HALL KATHLEEN M
866 SW SPIRIT AVE
FORT WHITE, FL 32038

2026

24-7S-16-04312-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

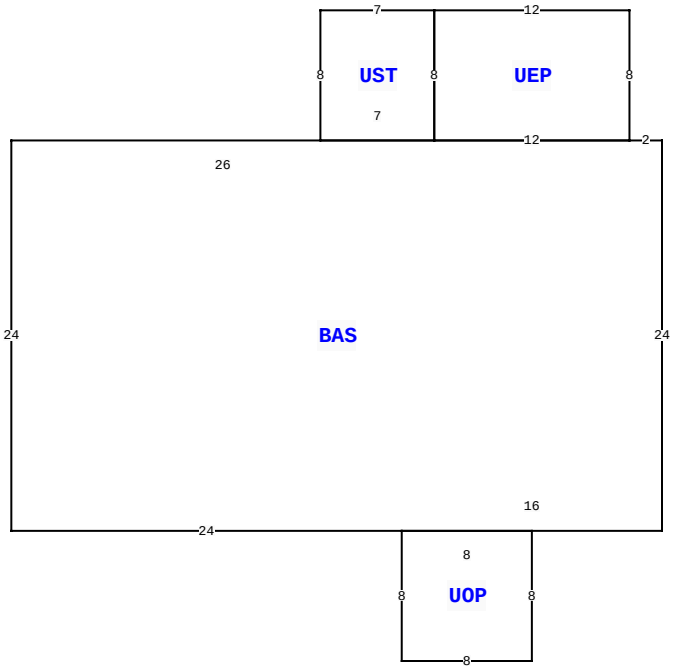
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1.5 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0100	SINGLE FAMILY
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	960	100		960	62,107
UEP	96	60		58	3,752
UOP	64	20		13	841
UST	56	45		25	1,617
TOTALS	1,176			1,056	68,318

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,056	88.8624	99.53	105,104	1987	1987	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 1998 Heated Area: 960 HX Base Yr 1998



866 SW SPIRIT AVE, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/14/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		68,318
TOTAL MARKET OB/XF VALUE		23,120
TOTAL LAND VALUE - MARKET		50,200
TOTAL MARKET VALUE		141,638
SOH/AGL Deduction		49,361
ASSESSED VALUE		92,277
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		41,555
TOTAL JUST VALUE		141,638
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		141,638

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1092/1102	8/10/2006	QC	Q	I	01	100
GRANTOR: NATHANAEL M & NICOLE						
GRANTEE: MICHAEL B & KATHLEE						
1052/0758	7/14/2005	WD	Q	I	01	100
GRANTOR: MICHAEL BRUCE & KATHL						
GRANTEE: MICHAEL, KATHLEEN,						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W2 UEP= N8 W12 S8 E12$ W12 UST= N8 W7 S8 E7$ W26 S24 E24
UOP= S8E8 N8 W8 $ E16 N24$.

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	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	1997	1997	3	100	200	
2	0040	BARN,POLE	0	100	10	12	120.00	UT	2.50	2.50	100	1997	1997	3	100	300	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0040	BARN,POLE	0	100	16	33	528.00	UT	2.50	2.50	100	1997	1997	3	100	1,320	
5	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
6	0040	BARN,POLE	0	100	10	16	160.00	UT	2.50	2.50	100	1997	1997	3	100	400	
7	0296	SHED METAL	0	100	10	10	100.00	UT	5.00	5.00	100	1997	1997	3	100	500	
8	0266	PRCH,FEP	0	100	11	26	286.00	UT	30.00	30.00	100	2010	2010	3	100	8,580	
9	0261	PRCH, UOP	0	100	10	26	260.00	UT	7.00	7.00	100	2010	2010	3	100	1,820	

LAND DESCRIPTION

TOTAL OB/XF 23,120

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	5.02	AC		1.00	1.00	1.00	10,000.00	10,000.00	50,200							

REVIEW DATE 07/10/2015 BY DF Total Acres: 5.02 Total Land Value: 50,200 Market: 0 Agricultural: 0 Common: 50,200 PRINTED 11/18/2025 BY SYS