S1/2 OF N1/2 OF NE1/4 OF NW 1/4

1033-2510,

NOVAK CHRIS E/NOVAK DENISE M
712 SW SPIRIT AVE
FORT WHITE, FL 32038

2026

24-7S-16-04312-006

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN 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		4 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05

DOR CODE 0200 MOBILE HOME

MAP NUM | MKT AREA 02

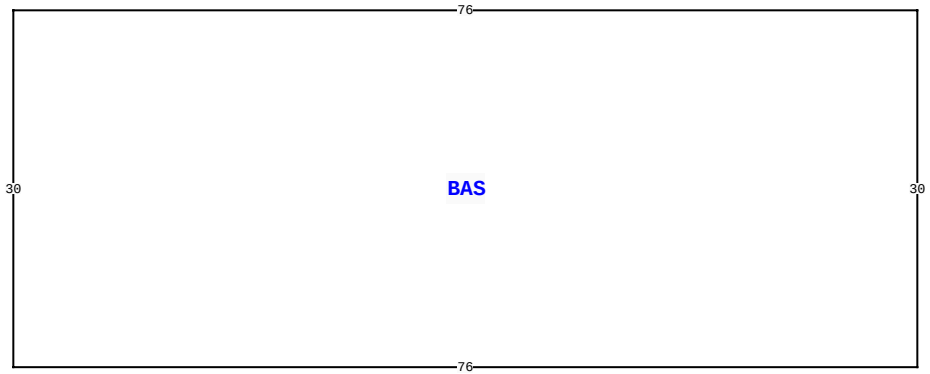
NEIGHBORHOOD/LOC 24716.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100		2,280	138,981
TOTALS	2,280			2,280	138,981

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,280	117.9000	110.83	252,692	1999	1999	0	0	0	45.00	55.00

1 MANUF 1 100% - 2014 Heated Area: 2280 HX Base Yr 2014



712 SW SPIRIT AVE, FORT WHITE

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		138,981
TOTAL MARKET OB/XF VALUE		39,800
TOTAL LAND VALUE - MARKET		95,095
TOTAL MARKET VALUE		273,876
SOH/AGL Deduction		130,401
ASSESSED VALUE		143,475
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		92,753
TOTAL JUST VALUE		273,876
NCON VALUE		28,200
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		245,676

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050751	Storage Building	30,000	09/06/2024
000050487	Right-of-Way Acce		08/01/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1033/2510	12/14/2004	WD	Q	V		40,000

GRANTOR: MARK SULLIVAN

GRANTEE: NOVAK

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S30 E76 N30$.

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	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	2,800	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2010	2010	3	100	1,200	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	100	
5	0140	CLFENCE 6	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	500	
6	0030	BARN,MT	0	100	0	0	1.00	UT	25,700.00	25,700.00	100	2026	2025		100	25,700	
7	0166	CONC,PAVMT	0	100	0	0	1.00	UT	2,500.00	2,500.00	100	2026	2025		100	2,500	

LAND DESCRIPTION

TOTAL OB/XF 39,800

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	0200	C	MBL HM	100			0.00	0.00	10.01	AC		1.00	1.00	1.00	9,500.00	9,500.00	95,095							

REVIEW DATE 03/20/2025 BY JB Total Acres: 10.01 Total Land Value: 95,095 Market: 0 Agricultural: 0 Common: 95,095 PRINTED 11/18/2025 BY SYS