

COMM NE COR, RUN S 2658.81 FT,
W 567 FT, S 1939.90 FT FOR POB
CONT S 654.67 FT, W 392.50 FT,

WARD ROBERT BRIAN/WARD LENA M
421 SW UNITY COURT
FORT WHITE, FL 32038

2026

24-7S-16-04317-129



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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		3 100
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 MKT AREA 02

NEIGHBORHOOD/LOC 24716.020 1.00/

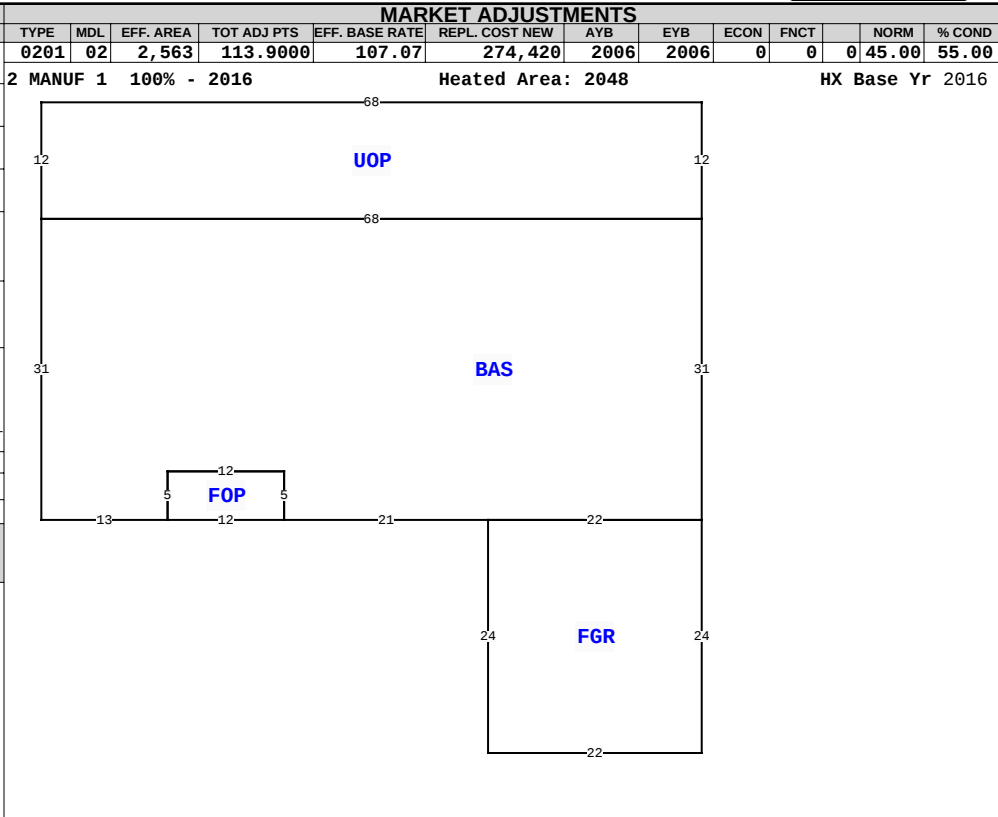
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,048	100		2,048	120,603
FGR	528	55		290	17,078
FOP	60	35		21	1,236
UOP	816	25		204	12,013

TOTALS 3,452 2,563 150,931

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0166	CONC, PAVMT	0 100	20	27	450.00	UT	2.50	2.50	100	2006
2	0190	FPLC PF	0 100	0	0	1.00	UT	1,200.00	1,200.00	100	2006
3	0166	CONC, PAVMT	0 100	0	0	1,360.00	UT	2.50	2.50	100	2006
4	0040	BARN, POLE	0 100	24	72	1,728.00	UT	5.00	5.00	100	2006
5	9945	Well/Sept	0 100	0	0	1.00	UT	7,000.00	7,000.00	100	
6	0040	BARN, POLE	0 100	14	60	840.00	UT	2.00	2.00	100	2006
7	0169	FENCE/WOOD	0 100	0	0	1.00	UT	0.00	0.00	100	2015

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0200	C	MBL HM	100		A-1	0.00	0.00	1.00	AC	
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	6.76	AC	
3	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	6.76	AC	

REVIEW DATE 07/13/2015 BY DF



421 SW UNITY CT, FORT WHITE

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

04/07/2025 MLU

TOTAL OB/XF											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
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Total Acres: 7.76 Total Land Value: 11,393 Market: 64,220 Agricultural: 1,893 Common: 9,500

COLUMBIA COUNTY PROPERTY											
VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 3						Tax Dist:					
BUILDING MARKET VALUE						150,931					
TOTAL MARKET OB/XF VALUE						23,245					
TOTAL LAND VALUE - MARKET						73,720					
TOTAL MARKET VALUE						185,569					
SOH/AGL Deduction						73,646					
ASSESSED VALUE						111,923					
TOTAL EXEMPTION VALUE						50,722					
BASE TAXABLE VALUE						61,201					
TOTAL JUST VALUE						247,896					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						247,896					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
32660	GARAGE	85	02/03/2015
24262	M H	419	03/17/2006
9268	M H	125	01/19/1995

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1295/0050	5/19/2015	WD	U	I	11	100	
GRANTOR: BARBARA GUSTIN NUTT (							
GRANTEE: ROBERT BRIAN & LENA							
1291/1838	12/16/2014	WD	Q	I	01	130,000	
GRANTOR: KRISTI E & IRENEA CHI							
GRANTEE: ROBERT B & LENA WAR							

BUILDING NOTES											
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BUILDING DIMENSIONS											
UOP= N12 W68 S12 E68\$ BAS= W68 S31 E13 FOP= E12 N5 W12 S5\$ N5 E12 S5 E21 FGR= S24 E22 N24 W22\$ E22 N31\$.											

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