

COMM NE COR, RUN S 1325.12 FT
 FOR POB, CONT S 661.86 FT, W
 654.36 FT, N 663.62 FT, E

SELBY KYLE C
 1692 SW COUNTY ROAD 138
 FT WHITE, FL 32038

2025

24-7S-16-04317-137


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	NORM	% COND	VALUATION SUMMARY																					
																				VALUATION BY Tax Group: 3 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 95,095 TOTAL MARKET VALUE 95,095 SOH/AGL Deduction 29,146 ASSESSED VALUE 65,949 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 65,949 TOTAL JUST VALUE 95,095 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 90,090																							
																				SALES DATA <table border="1"> <thead> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q U</th> <th>V I</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> </thead> <tbody> <tr> <td>1242/2647</td> <td>9/26/2012</td> <td>WD</td> <td>U</td> <td>V</td> <td>11</td> <td>100</td> </tr> </tbody> </table> GRANTOR: JULIE A POPPO GRANTEE: KYLE SELBY 0792/1228 6/24/1994 WD Q V 26,900 GRANTOR: HILLARY WELLBORN GRANTEE: KYLE C SELBY & JULI										OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	1242/2647	9/26/2012	WD	U	V	11	100
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			04/07/2025		MLU																																						
TOTALS																																											
EXTRA FEATURES																																											
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																											
																	BUILDING NOTES																										
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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	0000	C	VAC RES	0		A-1	0.00	0.00	10.01	AC		1.00	1.00	1.00	9,500.00	9,500.00	95,095																										
REVIEW DATE 04/07/2025 BY MLU Total Acres: 10.01 Total Land Value: 95,095 Market: 0 Agricultural: 0 Common: 95,095 PRINTED 05/13/2025 BY SYS																																											