N 40 FT OF LOT 6 & S 85 FT OF N
OF W 125 FT OF LOT 6 ARROW HEAD

STEPHENSON KEVIN L/STEPHENSON JULIA D
191 SW TOMAHAWK GLN
FORT WHITE, FL 32038

2026

25-6S-16-03935-024

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

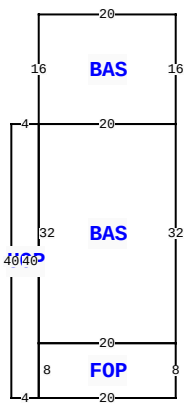
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	25616.010	1.00/

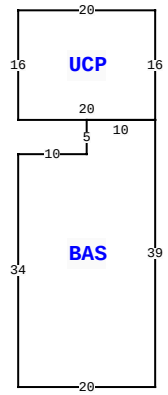
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	320	100		320	22,784
BAS	640	100		640	45,569
BAS	730	100		730	51,977
FOP	160	30		48	3,418
UCP	320	20		64	4,557
UOP	160	20		32	2,278
TOTALS	2,330			1,834	130,582

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,834	97.8040	109.54	200,896	1984	1984	0	0	0	35.00	65.00

1 SINGLE FAM 50% - 0 Heated Area: 1690 HX Base Yr





191 SW TOMAHAWK GLN, FORT WHITE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		130,582
TOTAL MARKET OB/XF VALUE		1,860
TOTAL LAND VALUE - MARKET		10,500
TOTAL MARKET VALUE		142,942
SOH/AGL Deduction		44,146
ASSESSED VALUE		98,796
TOTAL EXEMPTION VALUE	HA HAB	25,000
BASE TAXABLE VALUE		73,796
TOTAL JUST VALUE		142,942
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		142,942

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1155/2366	7/31/2008	QC	Q	I	01	100

GRANTOR: JULIA DAWN BROWN
GRANTEE: KEVIN L STEPHENSON

BUILDING NOTES

BUILDING DIMENSIONS

BAS= N16 W20 S16 E20$ BAS= W20 UOP= W4 S40 E4 N40$ S32 FOP= S8 E20 N8 W20 $ E20 N32$ PTR= E30 BAS= E20 N39 UCP= N16 W20 S16 E20$ W10 S5 W10 S34$ W30$.

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
1	0294	SHED WOOD/	0	50	10	20	200.00	UT	7.50	7.50	100	1993	1993	3	100	1,500	
2	0252	LEAN-TO W/	0	50	9	20	180.00	UT	2.00	2.00	100	1993	1993	3	100	360	

LAND DESCRIPTION

TOTAL OB/XF 1,860

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	0100	C	SFR	50			0.00	0.00	1.00	AC		1.00	1.00	0.75	14,000.00	10,500.00	10,500							

REVIEW DATE 06/03/2015 BY TW Total Acres: 1.00 Total Land Value: 10,500 Market: 0 Agricultural: 0 Common: 10,500 PRINTED 10/10/2025 BY SYS