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ISLAND RANCHES RANCHES.

AUDETTE LINDA DARLENE/AUDETTE ASHLEY S
1926 SW COUNTY ROAD 138
FORT WHITE, FL 32038

2026

25-7S-16-04321-001



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	32	HARDIE BRD 90			
Exterior Wall	21	STONE 10			
Roof Structure	08	IRREGULAR 100			
Roof Cover	12	MODULAR MT 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	14	CARPET 90			
Interior Floo	15	HARDTILE 10			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms	3	100			
Bathrooms	2	100			
Frame	03	MASONRY 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	25716.020	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	378	100		378	34,226
BAS	2,316	100		2,316	209,706
FOP	1,482	30		445	40,293
TOTALS	4,176			3,139	284,225

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,139	109.2500	122.36	384,088	1999	1999	0	0	0 26.00	74.00
2 SINGLE FAM 100% - 0 Heated Area: 2694 HX Base Yr											
TOTALS 4,176 3,139 284,225											

COLUMBIA COUNTY PROPERTY					PAGE 1 of 1		3		
VALUATION SUMMARY									
VALUATION BY				STANDARD					
Tax Group: 3				Tax Dist:					
BUILDING MARKET VALUE				284,225					
TOTAL MARKET OB/XF VALUE				39,165					
TOTAL LAND VALUE - MARKET				95,000					
TOTAL MARKET VALUE				418,390					
SOH/AGL Deduction				198,785					
ASSESSED VALUE				219,605					
TOTAL EXEMPTION VALUE				HX HB		50,722			
BASE TAXABLE VALUE				168,883					
TOTAL JUST VALUE				418,390					
NCON VALUE				0					
INCOME VALUE									
PREVIOUS YEAR MKT VALUE				422,861					
XFOB:1:1: MONT B MH									
LAND:1:1: LOT 21									
BLDG:1:1: MONT									
PERMIT NUM		DESCRIPTION		AMT		ISSUED			
38106		POOL		331		05/13/2019			
28396		MAINT/ALTR		250		03/02/2010			
SALES DATA									
OFF RECORD Number		DATE		TYPE Q U I V I		RSN CD		SALE PRICE	
1186/0599		12/16/2009		WD U I		11		100	
GRANTOR: LINDA DARLENE AUDETTE									
GRANTEE: LINDA, ASHLEY & CHE									

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0021	BARN, FR AE	0 100	0	0	1.00	UT	0.00	0.00	100	0
2	0180	FPLC 1STRY	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2010
3	9945	Well/Sept	0 100	0	0	1.00	UT	7,000.00	7,000.00	100	2010
4	0190	FPLC PF	0 100	0	0	1.00	UT	1,200.00	1,200.00	100	2010
5	0280	POOL R/CON	0 100	15	30	450.00	UT	70.00	70.00	100	2021
TOTAL OB/XF 39,165											

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	10.00	AC	1.00
REVIEW DATE 12/28/2020 BY HC											
Total Acres: 10.00 Total Land Value: 95,000 Market: 0 Agricultural: 0 Common: 95,000											