BEG AT NW COR OF E1/2 OF E1/2
OF NE1/4 OF NW1/4, RUN EAST
351.50 FT TO W LINE OF 50 FT

BOYER KAY E/BOYER STEPHEN L
1710 SW SPIRIT AVE
FT WHITE, FL 32038

2026

25-7S-16-04321-069

BUILDING CHARACTERISTICS

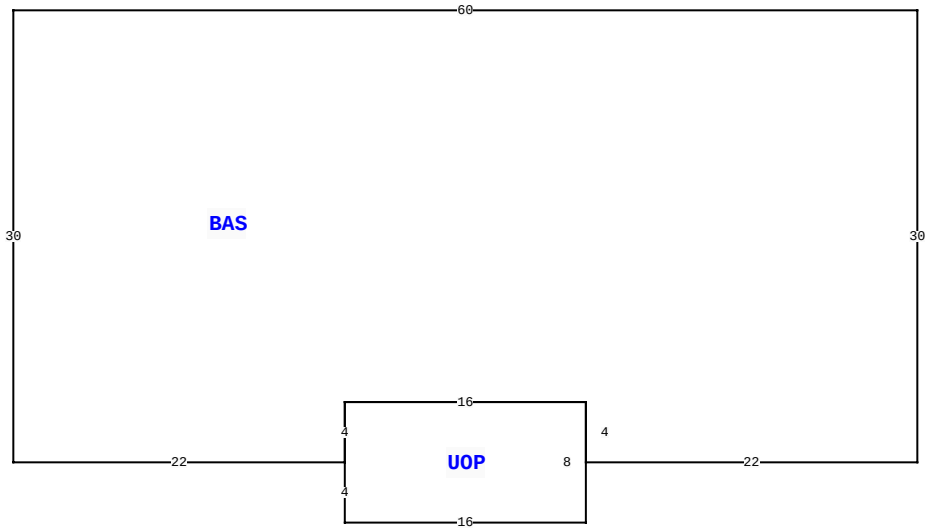
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	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	25716.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,736	100		1,736	148,001
UOP	128	20		26	2,217
TOTALS	1,864			1,762	150,218

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,762	117.1100	131.16	231,104	1994	1994	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1736 HX Base Yr



1710 SW SPIRIT AVE, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2025 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		150,218
TOTAL MARKET OB/XF VALUE		3,660
TOTAL LAND VALUE - MARKET		135,000
TOTAL MARKET VALUE		288,878
SOH/AGL Deduction		137,902
ASSESSED VALUE		150,976
TOTAL EXEMPTION VALUE	HX HB DX VX DD	70,722
BASE TAXABLE VALUE		80,254
TOTAL JUST VALUE		288,878
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		288,878

LAND:1:1: PART OF LOT 8

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2966	SFR	36,000	10/20/1983

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1239/0987	6/25/2012	WD	U	V	11	100
GRANTOR: STEPHEN L & KAY E BOY						
GRANTEE: KAY E BOYER & STEPH						
1227/0868	12/30/2011	QC	U	V	11	100
GRANTOR: STEPHEN L & KAY E BOY						
GRANTEE: KAY E BOYER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S30 E22 UOP= S4 E16 N8 W16 S4$ N4 E16 S4 E22 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	0294	SHED WOOD/	0	100	10	30	1.00	UT	0.00	0.00	100	0	0	3	100	300	
2	0040	BARN,POLE	0	100	28	48	1,344.00	UT	2.50	2.50	100	2010	2010	3	100	3,360	

LAND DESCRIPTION

TOTAL OB/XF 3,660

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	0100	C	SFR	100		A-1	0.00	0.00	5.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	45,000							
2	0000	C	VAC RES	100			0.00	0.00	10.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	90,000							

REVIEW DATE 02/02/2011 BY DF Total Acres: 15.00 Total Land Value: 135,000 Market: 0 Agricultural: 0 Common: 135,000 PRINTED 11/19/2025 BY SYS