LOT 2 JR DICKS TRACT UNR: SW1/4
SE1/4.

COYOTE C3, LLC
12 PONTE VEDRA CIR
PONTE VEDRA BEACH, FL 32082

2025

30-5S-16-03738-002

BUILDING CHARACTERISTICS

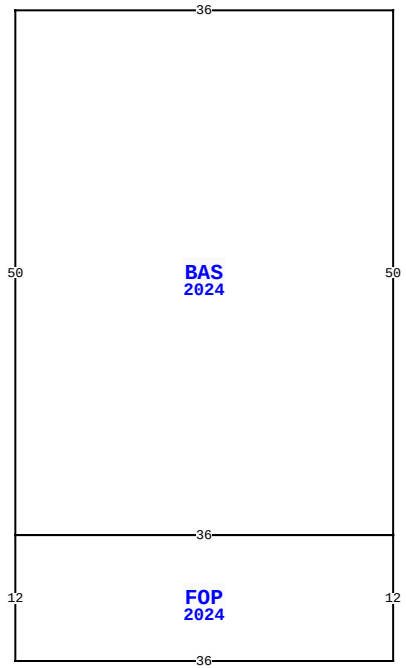
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	30516.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,800	100	2024	1,800	235,794
FOP	432	30	2024	130	17,030
TOTALS	2,232			1,930	252,824

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,930	118.1460	132.32	255,378	2023	2023	0	0	0	1.00	99.00

1 SINGLE FAM 100% - 2024 Heated Area: 1800 HX Base Yr 2024



272 SW COYOTE CIR, FORT WHITE

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		252,824
TOTAL MARKET OB/XF VALUE		20,500
TOTAL LAND VALUE - MARKET		96,330
TOTAL MARKET VALUE		369,654
SOH/AGL Deduction		55,998
ASSESSED VALUE		313,656
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		262,934
TOTAL JUST VALUE		369,654
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		351,176

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046068	New Residential C	275,000	12/09/2022
000042944	Electrical Servic	1,600	10/12/2021
12988	M H	125	08/27/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1445/1531	8/17/2021	WD	Q	I	01	98,000
GRANTOR: WEESE CIAIRA						
GRANTEE: 3694 ISABELLA BLVD,						
1431/1899	3/03/2021	WD	U	I	11	100
GRANTOR: WEESE DAWN						
GRANTEE: WEESE CIAIRA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=22,10] E36 S50 W36 N50 $
FOP=[YR=2024;ORIG=22,60] E36 S12 W36 N12 $
.

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	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	300	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	800	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	800.00	800.00	100	2024	2023		100	800	
5	0040	BARN,POLE	0	100	40	40	1.00	UT	11,200.00	11,200.00	100	2024	2023		100	11,200	
6	0296	SHED METAL	0	100	0	0	1.00	UT	400.00	400.00	100	2024	2023		100	400	

LAND DESCRIPTION

TOTAL OB/XF 20,500

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	10.14	AC		1.00	1.00	1.00	9,500.00	9,500.00	96,330							

REVIEW DATE 11/21/2023 BY JB Total Acres: 10.14 Total Land Value: 96,330 Market: 0 Agricultural: 0 Common: 96,330 PRINTED 08/22/2025 BY SYS