BEG SE COR OF NE1/4, W 523.44 FT
525.47 FT, S 981.87 FT TO POB.

ELLIS RONALD
476 SW ANGEL GLN
FORT WHITE, FL 32038

2026

30-6S-16-03986-006

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

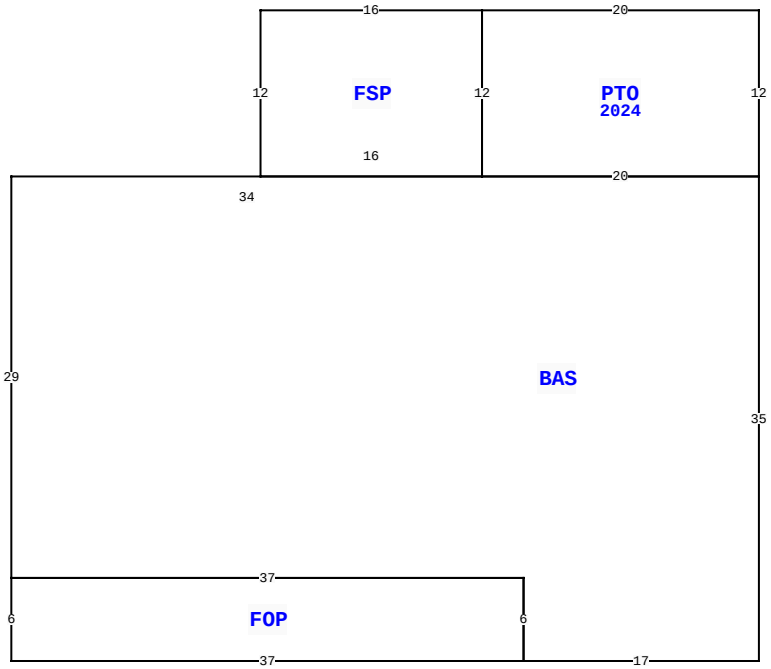
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	30616.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,668	100		1,668	221,457
FOP	222	30		67	8,896
FSP	192	40		77	10,223
PTO	240	5	2024	12	1,593
TOTALS	2,322			1,824	242,168

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,824	131.7120	147.52	269,076	2011	2015	0	0	0	10.00	90.00

1 SINGLE FAM 0% - 2024 Heated Area: 1668 HX Base Yr



476 SW ANGEL GLN, FORT WHITE

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	242,168
TOTAL MARKET OB/XF VALUE	14,400
TOTAL LAND VALUE - MARKET	106,380
TOTAL MARKET VALUE	362,948
SOH/AGL Deduction	0
ASSESSED VALUE	362,948
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	362,948
TOTAL JUST VALUE	362,948
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	365,939

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049687	Electrical Servic	0	04/24/2024
29065	SFR	621	12/14/2010
9499	M H	125	03/22/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1495/91	7/13/2023	WD	Q	I	01	397,000
GRANTOR: MOORE SCOTT TRAVIS						
GRANTEE: ELLIS RONALD						
1371/0925	10/09/2018	QC	U	I	11	100
GRANTOR: SCOTT TRAVIS & AMY MO						
GRANTEE: SCOTT TRAVIS MOORE						

BUILDING NOTES

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	0031	BARN,MT AE	0	0	0	0	750.00	UT	12.00	12.00	100	2011	2011	3	100	9,000	
2	0104	GENERATOR	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2025	2024		90	5,400	

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W20 W34 S29 E37 S6 E17 N35 $
FOP=[ORIG=-54,29] S6 E37 N6 W37 $
FSP=[ORIG=-20,0] N12 W16 S12 E16 $
PTO=[YR=2024;ORIG=0,-12] S12 W20 N12 E20 $
.

LAND DESCRIPTION

TOTAL OB/XF 14,400

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	0		A-1	0.00	0.00	11.82	AC		1.00	1.00	1.00	9,000.00	9,000.00	106,380							

REVIEW DATE 05/06/2024 BY TW Total Acres: 11.82 Total Land Value: 106,380 Market: 0 Agricultural: 0 Common: 106,380 PRINTED 10/07/2025 BY SYS