COMM NE COR OF NW1/4, RUN S
1049.46 FT FOR POB, CONT S
262.37 FT, W 1282.89 FT, N

KNOWLAND GAIL M
4343 NW 35TH TER
GAINESVILLE, FL 32605-6026

2026

30-6S-16-03999-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

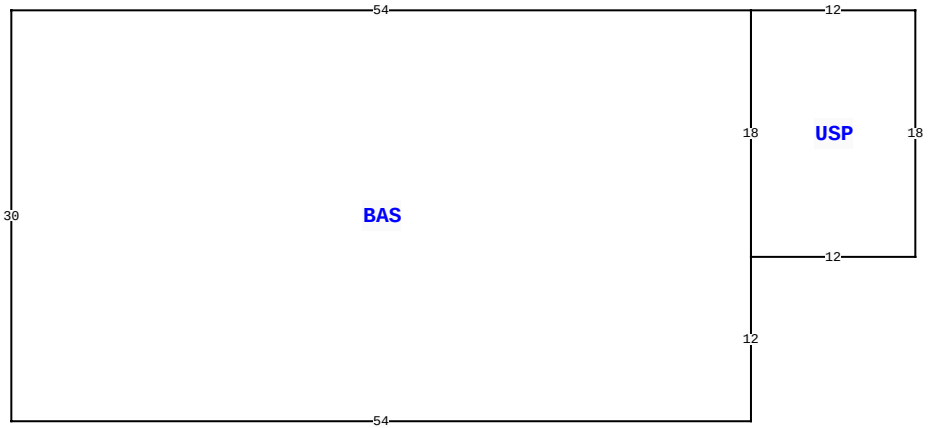
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1.5 100
Frame	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	30616.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100		1,620	124,244
USP	216	35		76	5,829
TOTALS	1,836			1,696	130,072

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,696	105.3500	117.99	200,111	1976	1976	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1620 HX Base Yr



709 SW ROBERTS AVE, 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	130,072
TOTAL MARKET OB/XF VALUE	5,200
TOTAL LAND VALUE - MARKET	76,000
TOTAL MARKET VALUE	211,272
SOH/AGL Deduction	15,205
ASSESSED VALUE	196,067
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	196,067
TOTAL JUST VALUE	211,272
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	211,272

XFOB:1:1: STYLC M H

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0857/0642	4/17/1998	WD	Q	I		70,000

GRANTOR: WARNER

GRANTEE: KNOWLAND & OLTMANS

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W54 S30 E54 N12 USP= E12 N18 W12 S18$ N18$.

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	0010	BARN,BLK	0	0	40	70	1.00	UT	0.00	0.00	100	0	0	3	100	4,000	
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 5,200

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	8.00	AC		1.00	1.00	1.00	9,500.00	9,500.00	76,000							

REVIEW DATE 06/15/2015 BY TW Total Acres: 8.00 Total Land Value: 76,000 Market: 0 Agricultural: 0 Common: 76,000 PRINTED 10/10/2025 BY SYS