LOT 67 & WEST 194.63 FT OF LOT 6
PLANTATION REPLAT OF LOT 38.

DOWNIN ROBERT IV
931 SW MAPLETON ST
FORT WHITE, FL 32038

2026

30-7S-17-10058-657

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

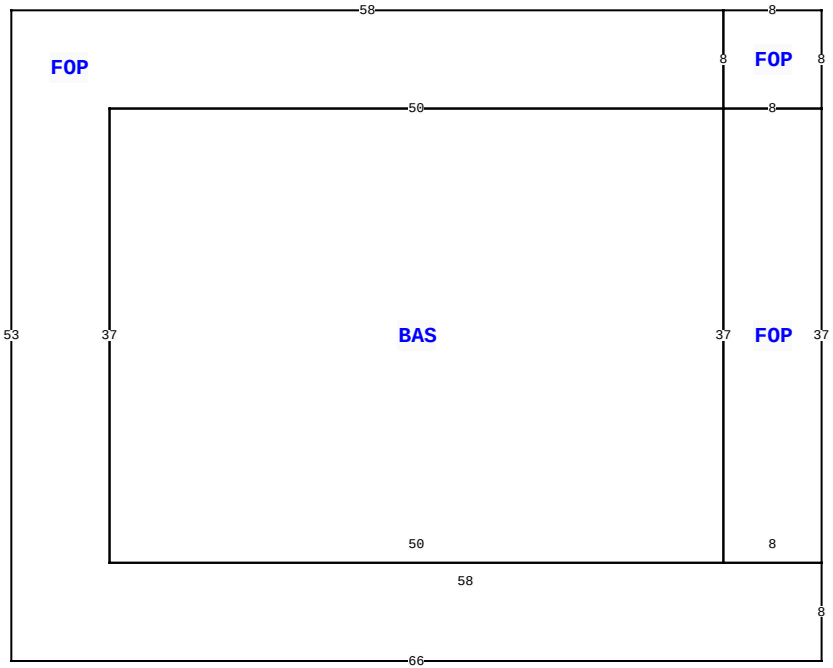
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	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	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	30717.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,850	100		1,850	168,168
FOP	64	30		19	1,727
FOP	296	30		89	8,090
FOP	1,288	30		386	35,088
TOTALS	3,498			2,344	213,073

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,344	122.5125	137.21	321,620	1998	1998	0	0	0	33.75	66.25

1 SINGLE FAM 50% - 2019 Heated Area: 1850 HX Base Yr 2019



931 SW MAPLETON ST, 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		213,073
TOTAL MARKET OB/XF VALUE		6,958
TOTAL LAND VALUE - MARKET		60,260
TOTAL MARKET VALUE		280,291
SOH/AGL Deduction		81,455
ASSESSED VALUE		198,836
TOTAL EXEMPTION VALUE	HA HAB VX	55,722
BASE TAXABLE VALUE		143,114
TOTAL JUST VALUE		280,291
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		284,312

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046623	Roof Replacement	20,000	03/01/2023
27437	MAINT/ALTR	50	10/20/2008
13804	SFR	290	03/24/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1540/1354	5/07/2025	QC	U	I	11	100
GRANTOR: DOWNIN ROBERT (ROBERT						
GRANTEE: DOWNIN ROBERT IV						
1356/0518	3/15/2018	WD	Q	I	01	261,000
GRANTOR: HENRY E & CRYSTAL E R						
GRANTEE: ROBERT & APRIL DOWN						

BUILDING NOTES

BUILDING DIMENSIONS

FOP= E8 N8 W8 S8$ FOP= N8 W58 S53 E66 N8 W58 N37 E50$ BAS= W50 S37 E50 N37$ FOP= S37 E8 N37 W8$.

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	0190	FPLC PF	0	50	0	0	1.00	UT	1,200.00	1,200.00	100	1998	1998	3	100	1,200	
2	0166	CONC,PAVMT	0	50	0	0	772.00	UT	1.50	1.50	100	1998	1998	3	100	1,158	
3	0169	FENCE/WOOD	0	50	0	0	1.00	UT	0.00	0.00	100	1998	1998	3	100	2,000	
4	0040	BARN,POLE	0	50	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,400	
5	0166	CONC,PAVMT	0	50	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 6,958

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	50		00	0.00	0.00	2.62	AC		1.00	1.00	1.00	23,000.00	23,000.00	60,260							

REVIEW DATE 03/30/2023 BY jerry Total Acres: 2.62 Total Land Value: 60,260 Market: 0 Agricultural: 0 Common: 60,260 PRINTED 11/19/2025 BY SYS