

LOT 26 SASSAFRAS ACRES S/D.
481-79, DC 950-1720, WD 1082-
2485 & WD 1242-343, CT 1376-

DURWARD KYLE
154 SW FOX PL
FORT WHITE, FL 32038-2420

2026

30-7S-17-10068-026



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 90
Interior Floo	15	HARDTILE 10
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	05	05
DOR CODE	0100 SINGLE FAMILY	
MAP NUM		02
NEIGHBORHOOD/LOC	30717.040 1.00/	

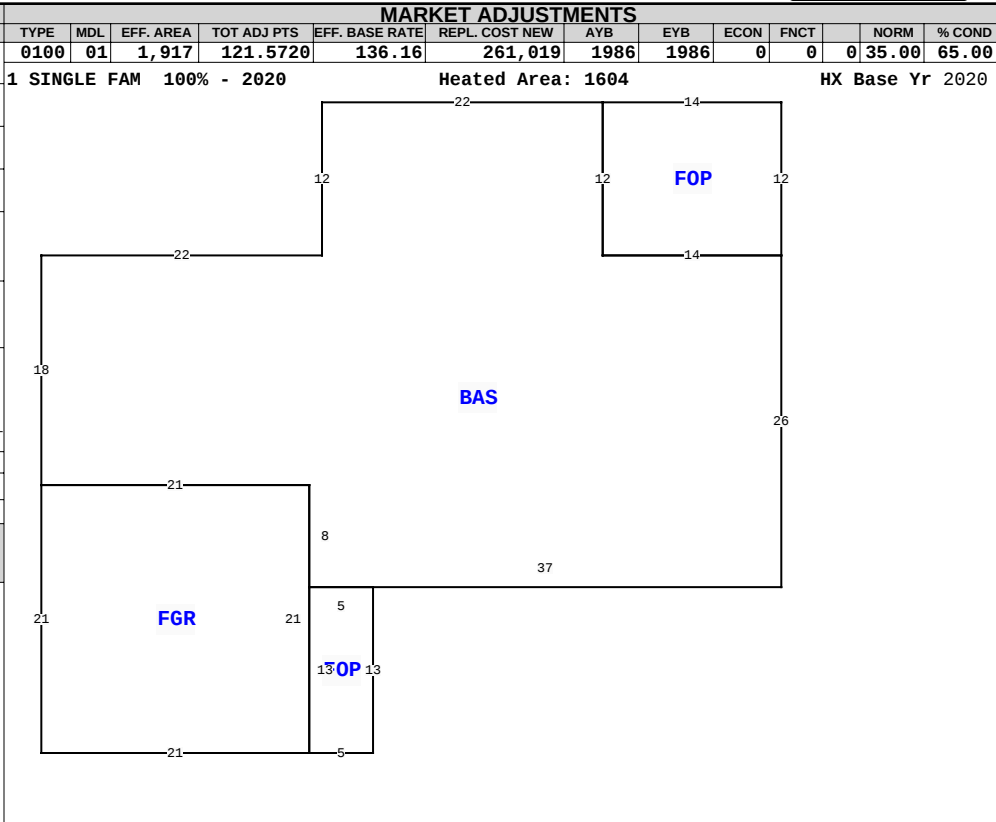
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,604	100		1,604	141,961
FGR	441	55		243	21,507
FOP	65	30		20	1,770
FOP	168	30		50	4,425

TOTALS	2,278			1,917	169,662
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	1,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		00	0.00	0.00	1.45

REVIEW DATE	01/30/2018	BY	DF
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154 SW FOX PL, FORT WHITE	BLD DATE	LGL DATE	04/07/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

L N	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	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	820	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	600	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	1,000.00	1,000.00	25	2013	2013	3	25	250	

TOTAL OB/XF													1,670	
R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL		
	00	0.00	0.00	1.45	AC		1.00	1.00	1.00	14,000.00	14,000.00			

Total Acres: 1.45	Total Land Value: 20,300	Market: 0	Agricultural: 0	Common: 20,300
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COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 3		Tax Dist:			
BUILDING MARKET VALUE		169,662			
TOTAL MARKET OB/XF VALUE		1,670			
TOTAL LAND VALUE - MARKET		20,300			
TOTAL MARKET VALUE		191,632			
SOH/AGL Deduction		58,413			
ASSESSED VALUE		133,219			
TOTAL EXEMPTION VALUE		50,722			
BASE TAXABLE VALUE		82,497			
TOTAL JUST VALUE		191,632			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		191,632			

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1385/1065	4/22/2019	WD U	I	I	12	110,100	
GRANTOR: JPMORGAN CHASE BANK,							
GRANTEE: KYLE DURWARD							
1376/1374	1/02/2019	CT U	I	I	18	100	
GRANTOR: CLERK OF COURT							
GRANTEE: JPMORGAN CHASE BANK							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS= W22 S12 W22 S18 FGR= S21 E21 N21 W21\$ E21 S8 FOP= S13 E5 N13 W5\$ E37 N26 FOP= N12 W14 S12 E14\$ W14 N12\$.									