COMM NE COR OF SEC, W 284.79 FT
525 FT, S 870 FT, E 525 FT, N 87

PONDER HELEN COLEE/PONDER RANDAL A
734 SW MAPLETON ST
FORT WHITE, FL 32038

2026

31-7S-17-10071-001

BUILDING CHARACTERISTICS

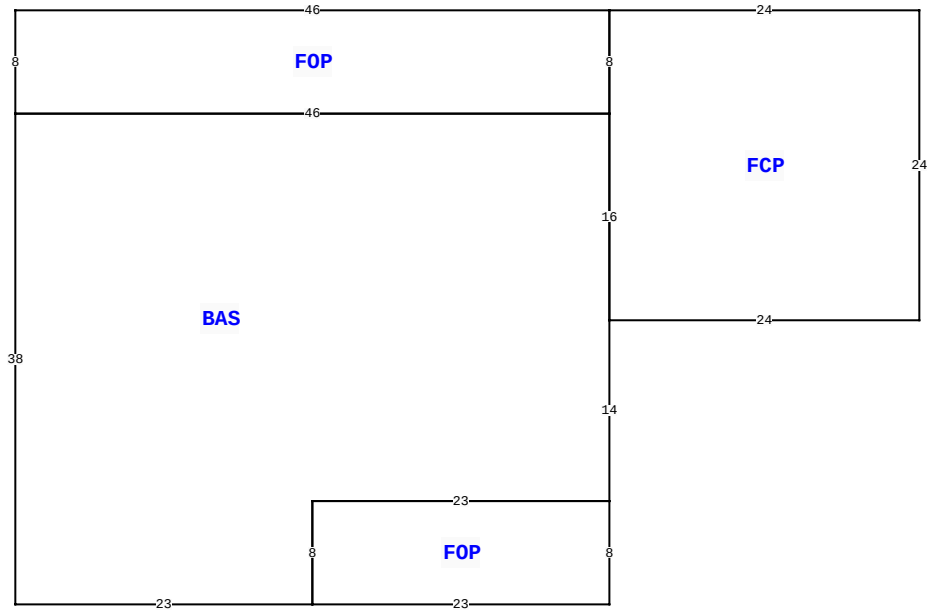
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	07	07
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	30717.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,564	100		1,564	209,931
FCP	576	25		144	19,329
FOP	184	30		55	7,382
FOP	368	30		110	14,765
TOTALS	2,692			1,873	251,408

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,873	124.8390	139.82	261,883	2021	2021	0	0	0	4.00	96.00

1 SINGLE FAM 100% - 2022 Heated Area: 1564 HX Base Yr 2022



734 SW MAPLETON ST, FORT WHITE

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		251,408
TOTAL MARKET OB/XF VALUE		1,200
TOTAL LAND VALUE - MARKET		99,560
TOTAL MARKET VALUE		264,762
SOH/AGL Deduction		23,055
ASSESSED VALUE		241,707
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		190,985
TOTAL JUST VALUE		352,168
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		354,787

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042618	Solar Power Syste	34,000	08/24/2021
40426	SFR	0	08/24/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1412/1906	5/29/2020	WD	U	V	11	100

GRANTOR: RIVER BEND FARM, LLC

GRANTEE: HELEN COLEE PONDER

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=60,20] S38 E23 N8 E23 N14 N16 W46 $
FOP=[ORIG=60,12] S8 E46 N8 W46 $
FOP=[ORIG=83,50] S8 E23 N8 W23 $
FCP=[ORIG=106,12] S8 S16 E24 N24 W24 $
.

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	0166	CONC,PAVMT	0	100	0	0	400.00	UT	3.00	3.00	100	2022	2021		100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 1,200

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	6200	A	PASTURE 3	0		A-1	0.00	0.00	9.48	AC		1.00	1.00	1.00	280.00	280.00	2,654							
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	9.48	AC		1.00	1.00	1.00	9,500.00	9,500.00	90,060							
3	0100	C	SFR	100					1.00	AC		1.00	1.00	1.00	9,500.00	9,500.00	9,500							

REVIEW DATE 10/05/2021 BY TW Total Acres: 10.48 Total Land Value: 12,154 Market: 90,060 Agricultural: 2,654 Common: 9,500 PRINTED 10/03/2025 BY SYS