

THAT PART OF TRACT 1, J M
CARTER ESTATE ORB 696-763

KEEN TAMMARA CAROLINE
764 SW RIVERSIDE AVE
FORT WHITE, FL 32038

2026

32-2N-17-04380-002



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												COLUMBIA COUNTY PROPERTY																	
ELEMENT	CD	CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 3																	
																		VALUATION BY STANDARD																	
																		Tax Group: 3 Tax Dist:																	
																		BUILDING MARKET VALUE 0																	
																		TOTAL MARKET OB/XF VALUE 0																	
																		TOTAL LAND VALUE - MARKET 251,784																	
																		TOTAL MARKET VALUE 6,725																	
																		SOH/AGL Deduction 0																	
																		ASSESSED VALUE 6,725																	
																		TOTAL EXEMPTION VALUE CE 6,725																	
																		BASE TAXABLE VALUE 0																	
																		TOTAL JUST VALUE 251,784																	
																		NCON VALUE 0																	
																		INCOME VALUE																	
																		PREVIOUS YEAR MKT VALUE 251,784																	
DOR CODE 5900						TIMBERLAND UNCLASS																													
MAP NUM						MKT AREA 05																													
NEIGHBORHOOD/LOC 900217.00						1.00/																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																														
TOTALS												BLD DATE						LGL DATE																	
EXTRA FEATURES												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																				
LAND DESCRIPTION																		TOTAL OB/XF 0																	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV											
1	5997	A	RIVERS/BAYS/	0			0.00	0.00	269.00	AC		1.00	1.00	1.00	25.00	25.00	6,725																		
2	9910	M	MKT. VAL. AG	0			0.00	0.00	269.00	AC		1.00	1.00	1.00	936.00	936.00	251,784																		
REVIEW DATE 08/03/2015 BY DF Total Acres: 269.00 Total Land Value: 6,725 Market: 251,784 Agricultural: 6,725 Common: 0 PRINTED 11/11/2025 BY SYS																																			