

COMM NW COR OF NE1/4 OF NW1/4, R
FOR POB, CONT E 947.55 FT TO W R
RUN SE ALONG RR 683.15 FT TO SAN

QUEVEDOS INVESTMENTS LLC
9171 SW 18TH RD
BOCA RATON, FL 33428

2025

32-7S-17-10089-000



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	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 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	5000 IMPROVED AG	
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	32717.00 1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
APT	492	100
BAS	1,175	100
FEP	220	80
UDG	780	55
USP	492	35
TOTALS	3,159	2,444

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,444	108.5430	117.23	286,510	1950	1980	0	0	35.00	65.00
1 SINGLE FAM - 0% - 2024											
Heated Area: 1667											
HX Base Yr											
369 SW ADA CT, FORT WHITE											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0060	CARPORT F	0	0	0	0	1.00	UT	0.00	0.00	100
2	0294	SHED WOOD/	0	0	8	16	1.00	UT	800.00	800.00	50
3	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100
4	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100
5	0030	BARN, MT	0	0	20	30	600.00	UT	2.50	2.50	100
6	0030	BARN, MT	0	0	20	30	600.00	UT	2.50	2.50	100

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0132	C	SFR RIVER	0		A-1	100.00	0.00	1.50	AC	1.00
2	6200	A	PASTURE 3	0					10.46	AC	1.00
3	9910	M	MKT. VAL. AG	0					10.46	AC	1.00

COLUMBIA COUNTY PROPERTY											
PAGE 1 of 2											
3											
VALUATION SUMMARY											
STANDARD											
Tax Group: 3											
Tax Dist:											
BUILDING MARKET VALUE											
230,583											
TOTAL MARKET OB/XF VALUE											
6,100											
TOTAL LAND VALUE - MARKET											
179,400											
TOTAL MARKET VALUE											
262,059											
SOH/AGL Deduction											
0											
ASSESSED VALUE											
262,059											
TOTAL EXEMPTION VALUE											
0											
BASE TAXABLE VALUE											
262,059											
TOTAL JUST VALUE											
416,083											
NCON VALUE											
0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE											
409,672											
PERMIT NUM											
DESCRIPTION											
AMT											
ISSUED											
000044515											
Roof Replacement											
12,000											
05/23/2022											
000042044											
Electrical Serv											
0											
05/28/2021											
14155											
REMODEL											
85											
06/17/1998											
8027											
REMODEL											
7,000											
02/01/1994											
SALES DATA											
OFF RECORD											
Number											
DATE											
TYPE INST											
Q U											
V I											
RSN CD											
SALE PRICE											
1496/2296											
8/10/2023											
WD Q I 01											
540,000											
GRANTOR: SEGAL JEREMY											
GRANTEE: QUEVEDOS INVESTMENT											
1463/2664											
3/23/2022											
WD Q I 01											
475,000											
GRANTOR: MCDERMOTT TARA A											
GRANTEE: SEGAL JEREMY											

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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY										PAGE 2 of 2				3															
ELEMENT		CD		CONSTRUCTION		TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT				NORM		% COND		VALUATION SUMMARY																	
Exterior Wall		05		AVERAGE 100		0100		01		689		91.6985		99.03		68,232		1950		1980		0		0		35.00		65.00		VALUATION BY										STANDARD									
Roof Structur		03		GABLE/HIP 100		2		SINGLE FAM		- 0%		- 2024				Heated Area: 600														Tax Group: 3										Tax Dist:									
Roof Cover		01		MINIMUM 100																										BUILDING MARKET VALUE										230,583									
Interior Wall		05		DRYWALL 100																										TOTAL MARKET OB/XF VALUE										6,100									
Interior Floo		14		CARPET 90																										TOTAL LAND VALUE - MARKET										179,400									
Interior Floo		08		SHT VINYL 10																										TOTAL MARKET VALUE										262,059									
Air Condition		03		CENTRAL 100																										SOH/AGL Deduction										0									
Heating Type		04		AIR DUCTED 100																										ASSESSED VALUE										262,059									
Bedrooms				1 100																										TOTAL EXEMPTION VALUE										0									
Bathrooms				1 100																										BASE TAXABLE VALUE										262,059									
Frame		02		WOOD FRAME 100																										TOTAL JUST VALUE										416,083									
Stories		1.		1. 100																										NCON VALUE										0									
Architectual		05		CONV 100																										INCOME VALUE																			
Units				0 100																										PREVIOUS YEAR MKT VALUE										409,672									
Condition Adj		02		02 100																																													
Kitchen Adjus		01		01 100																																													
Quality		03		03																																													
DOR CODE		5000		IMPROVED AG																																													
MAP NUM				MKT AREA																																				02									
NEIGHBORHOOD/LOC		32717.00		1.00/																																													
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE																																							
BAS		600		100				600		38,622																																							
FOP		296		30				89		5,729																																							
TOTALS		896						689		44,351																																							
EXTRA FEATURES																																																	
369 SW ADA CT, FORT WHITE																																																	
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