COMM NE COR OF NW1/4 OF SW1/4, R
W 210 FT FOR POB, RUN W 210 FT,
FT, N 210 FT TO POB. EX .51 AC D

FLEMING MARY ELIZABETH/FLEMING GLENN
PO BOX 463
FORT WHITE, FL 32038

2025

33-6S-16-04045-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

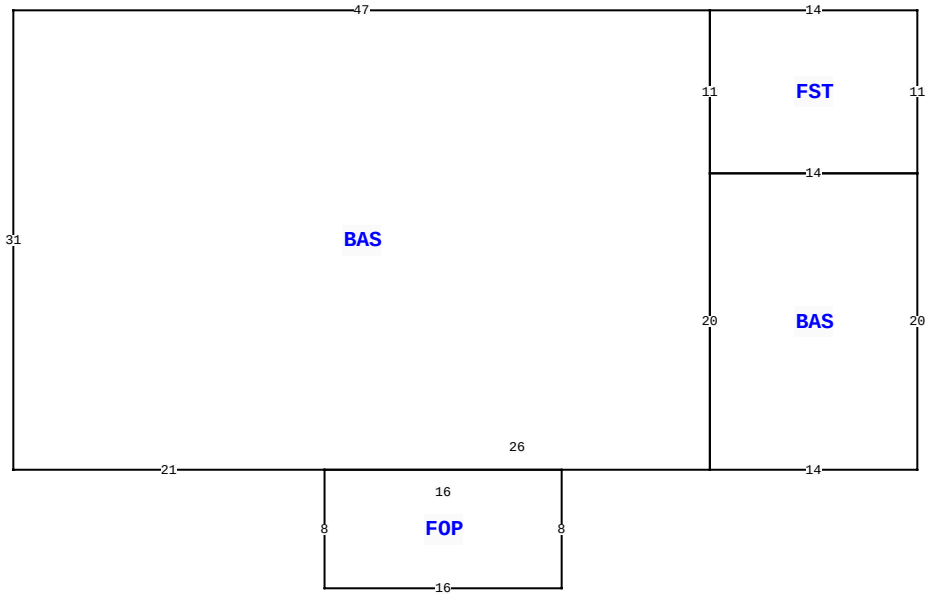
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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		MKT AREA 02
NEIGHBORHOOD/LOC	16.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	280	100		280	23,232
BAS	1,457	100		1,457	120,891
FOP	128	30		38	3,153
FST	154	55		85	7,053
TOTALS	2,019			1,860	154,329

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,860	113.9750	127.65	237,429	1986	1986	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1737 HX Base Yr



326 SW PLYMOUTH AVE, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/10/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		154,329
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		7,840
TOTAL MARKET VALUE		162,169
SOH/AGL Deduction		83,433
ASSESSED VALUE		78,736
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		28,014
TOTAL JUST VALUE		162,169
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		160,681

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21475	M H	245	02/04/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W47 S31 E21 FOP= S8 E16N8 W16$ E26 BAS= E14 N20 W14 S20$ N20 FST= E14 N11 W14 S11$ N11$.

EXTRA FEATURES

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	0100	C	SFR	100			0.00	0.00	0.49	AC		1.00	1.00	1.00	16,000.00	16,000.00	7,840							

REVIEW DATE 06/15/2015 BY DF Total Acres: 0.49 Total Land Value: 7,840 Market: 0 Agricultural: 0 Common: 7,840 PRINTED 08/28/2025 BY SYS