COMM INTERS W LINE OF SEC & N R/
E ALONG SEC LINE 910.78 FT TO SW
WHITE MANOR S/D, RUN N ALONG W L

WALKER TRAVIS/MORGAN CARRIE ANN
256 SW PART TIMERS COURT
FORT WHITE, FL 32038

2026

34-6S-16-04056-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

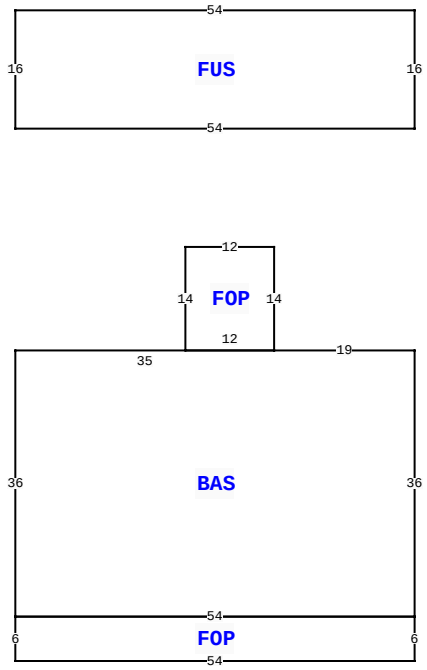
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	06	CUST PANEL 10
Interior Floo	14	CARPET 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	01	NONE 100
Stories	1.5	1.5 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	04	04 100
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	1,944	100		1,944	230,667
FOP	168	30		50	5,933
FOP	324	30		97	11,510
FUS	864	100		864	102,518
TOTALS	3,300			2,955	350,629

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,955	132.4254	148.32	438,286	1993	2005	0	0	0	20.00	80.00

1 SINGLE FAM 100% - 2022 Heated Area: 2808 HX Base Yr 2022



256 SW PART TIMERS CT, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		350,629
TOTAL MARKET OB/XF VALUE		22,270
TOTAL LAND VALUE - MARKET		77,700
TOTAL MARKET VALUE		450,599
SOH/AGL Deduction		43,910
ASSESSED VALUE		406,689
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		355,967
TOTAL JUST VALUE		450,599
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		454,982

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6882	SFR	49,000	02/24/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1453/175	11/15/2021	WD	Q	I	01	425,000
GRANTOR: GONZALEZ MICHAEL						
GRANTEE: WALKER TRAVIS						
1366/0985	8/07/2018	WD	Q	I	01	266,000
GRANTOR: DOUGLAS J & PATRICIA						
GRANTEE: MICHAEL & JAMIE GON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W19 FOP= N14 W12 S14 E12$ W35 S36 FOP= S6 E54 N6 W54$ E54 N36$ PTR=N30 FUS= N16 W54 S16 E54$ S30$.

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	0294	SHED WOOD/	0	100	12	15	180.00	UT	7.50	7.50	60	1993	1993	3	60	810	
2	0040	BARN,POLE	0	100	34	36	1,224.00	UT	2.50	2.50	100	2010	2010	3	100	3,060	
3	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	400	
4	0210	GARAGE U	0	100	0	0	900.00	UT	20.00	20.00	100	2022	2021		100	18,000	

LAND DESCRIPTION

TOTAL OB/XF 22,270

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	0100	C	SFR	100		00	0.00	0.00	4.65	AC		1.00	1.00	1.00	7,000.00	7,000.00	32,550							
2	0000	C	VAC RES	100			0.00	0.00	6.45	AC		1.00	1.00	1.00	7,000.00	7,000.00	45,150							

REVIEW DATE 12/13/2021 BY CP Total Acres: 11.10 Total Land Value: 77,700 Market: 0 Agricultural: 0 Common: 77,700 PRINTED 11/06/2025 BY SYS