E1/2 OF W1/2 OF SE1/4 OF NW1/4 (ISLAND RANCHES UNREC).

SETA ANTHONY D/SETA MELANIE A
4076 BAY LAUREL WAY
BOCA RATON, FL 33487

2026

35-7S-16-04346-017

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

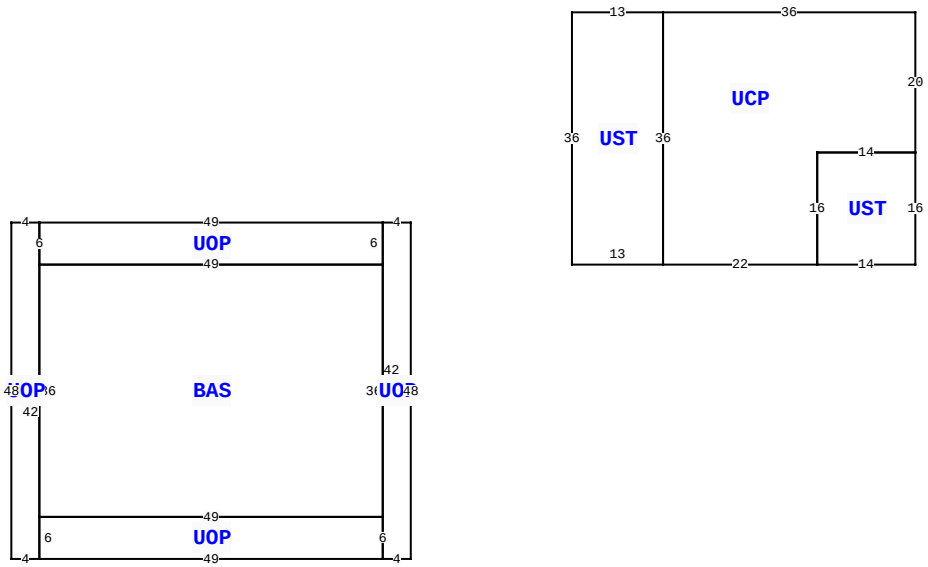
ELEMENT	CD	CONSTRUCTION
Exterior Wall	06	BD/BATTEN 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 80
Interior Floo	13	LAM/VNLPLK 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	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	35716.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,764	100		1,764	197,745
UCP	1,072	20		214	23,990
UOP	192	20		38	4,260
UOP	192	20		38	4,260
UOP	294	20		59	6,614
UOP	294	20		59	6,614
UST	224	45		101	11,322
UST	468	45		211	23,654
TOTALS	4,500			2,484	278,458

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0300	01	2,484	113.0880	137.97	342,717	1979	2010	0	0	0	18.75	81.25

1 SFR PILING 0% - 2022 Heated Area: 1764 HX Base Yr



636 SW RATTLESNAKE GLN, FORT WHITE

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	278,458
TOTAL MARKET OB/XF VALUE	1,800
TOTAL LAND VALUE - MARKET	95,000
TOTAL MARKET VALUE	375,258
SOH/AGL Deduction	0
ASSESSED VALUE	375,258
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	375,258
TOTAL JUST VALUE	375,258
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	379,542

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1496/2501	7/31/2023	QC	U	I	11	100
GRANTOR: SETA ANTHONY DEVIN						
GRANTEE: SETA ANTHONY DEVIN						
1435/691	4/12/2021	WD	Q	I	01	319,000
GRANTOR: WHITEHURST DEENA E						
GRANTEE: SETA ANTHONY D						

BUILDING NOTES

BUILDING DIMENSIONS

UOP= N6 W49 S6 E49$ BAS= W49UOP= N6 W4 S48 E4 N42$ S36 UOP= S6 E49 N6 W49$ E49 UOP= S6 E4 N48 W4 S42$ N36$ PTR=E40 UCP= E22 UST= E14 N16 W14 S16$ N16 E14 N20 W36 S36$ UST= N36 W13 S36 E13$ W40$.

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	0	10	50	1.00	UT	0.00	0.00	100	1993	1993	3	100	600	
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2015	2015	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 1,800

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	0		A-1	0.00	0.00	10.00	AC		1.00	1.00	1.00	9,500.00	9,500.00	95,000							

REVIEW DATE 07/13/2015 BY DF Total Acres: 10.00 Total Land Value: 95,000 Market: 0 Agricultural: 0 Common: 95,000 PRINTED 11/10/2025 BY SYS