COM SE COR OF NE1/4 OF NE1/4, RU
FOR POB, RUN N 210 FT, W 140.61
E 140.61 FT TO POB, DC 1172-484,

PIPKIN LOLA ARLEEN
612 SW COOPER TER
FORT WHITE, FL 32038

2026

36-6S-16-04093-000

BUILDING CHARACTERISTICS

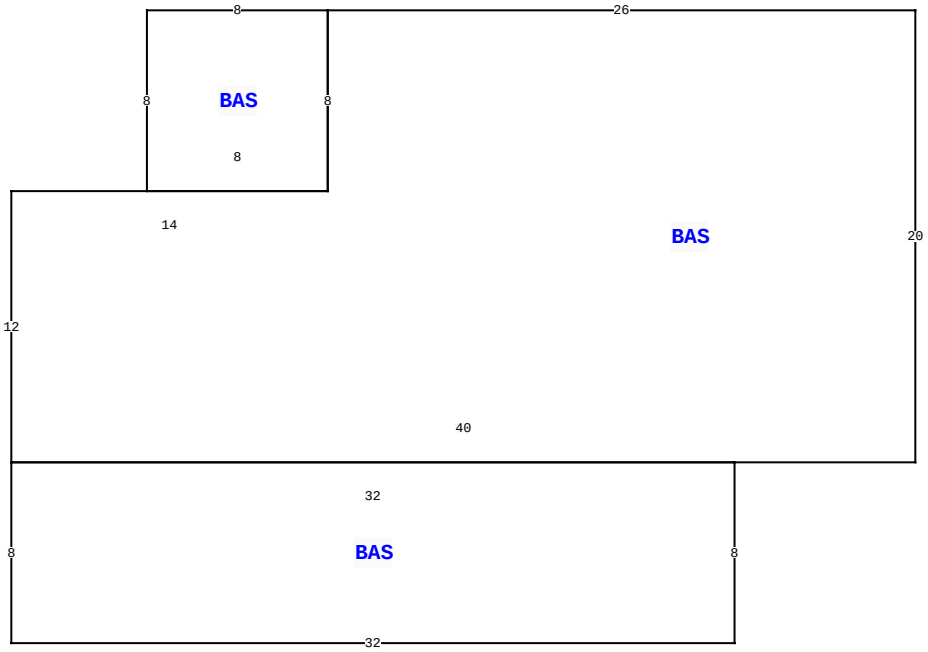
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	09	PINE WOOD 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	36616.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	64	100		64	1,896
BAS	256	100		256	7,582
BAS	688	100		688	20,377
TOTALS	1,008			1,008	29,854

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,008	75.5568	84.62	85,297	1960	1960	0	0	30	35.00	35.00

1 SINGLE FAM 100% - 2019 Heated Area: 1008 HX Base Yr 2019



612 SW COOPER TER, FORT WHITE

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		29,854
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		6,566
TOTAL MARKET VALUE		36,420
SOH/AGL Deduction		10,792
ASSESSED VALUE		25,628
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		628
TOTAL JUST VALUE		36,420
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		36,420

PERMIT NUM	DESCRIPTION	AMT	ISSUED
25728	REMODEL	40	04/18/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1359/2490	5/03/2018	WD	Q	I	01	19,900
GRANTOR: RICHARD K SCHMITT						
GRANTEE: LOLA ARLEEN PIPKIN						
1336/0044	4/21/2017	WD	U	I	12	12,500
GRANTOR: OVATION REO 2 LLC						
GRANTEE: RICHARD K SCHMITT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W26 BAS= W8 S8 E8 N8$ S8 W14 S12 BAS= S8 E32 N8 W32$ E40 N20$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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		A-1	0.00	0.00	0.50	AC		1.00	1.00	0.70	14,000.00	9,800.00	4,900							
2	0000	C	VAC RES	100			0.00	0.00	0.17	AC		1.00	1.00	0.70	14,000.00	9,800.00	1,666							

REVIEW DATE 02/08/2018 BY DF Total Acres: 0.67 Total Land Value: 6,566 Market: 0 Agricultural: 0 Common: 6,566 PRINTED 11/17/2025 BY SYS