LOT 19 ARROW WOOD S/D.
648-368, 653-274, 782-1131, 782-

GRIFFIN JOHN/GRIFFIN ERICA
491 SW LIME WAY
FORT WHITE, FL 32038

2025

36-6S-16-04096-009

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03

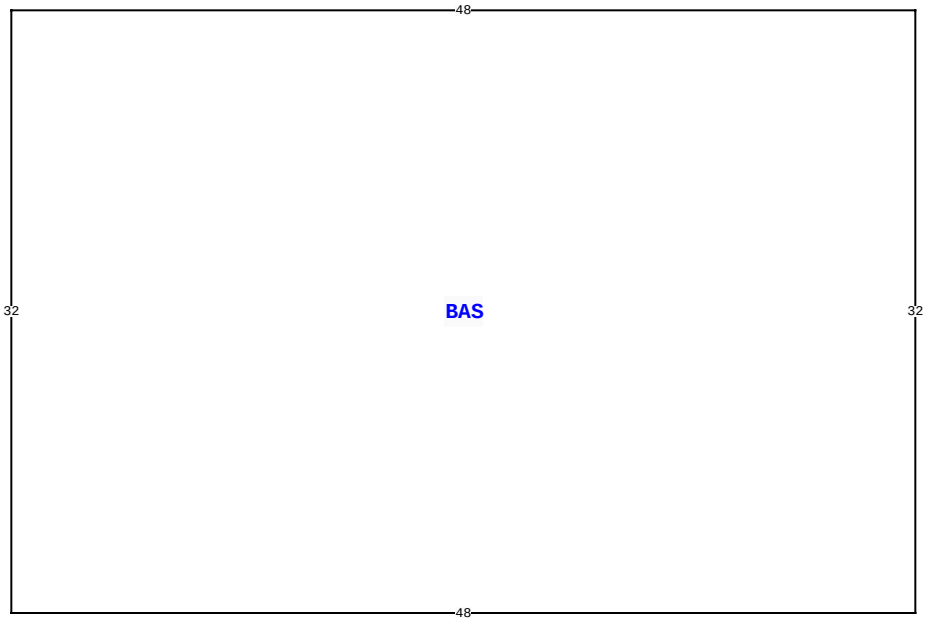
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 36616.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,536	100		1,536	50,658
TOTALS	1,536			1,536	50,658

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0101	02	1,536	93.9600	73.29	112,573	1980	1980	0	0	15	40.00	45.00

2 SFR/MH CON – 100% - 2019 Heated Area: 1536 HX Base Yr 2019



491 SW LIME WAY, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/13/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		50,658
TOTAL MARKET OB/XF VALUE		25,150
TOTAL LAND VALUE - MARKET		50,100
TOTAL MARKET VALUE		125,908
SOH/AGL Deduction		80,053
ASSESSED VALUE		45,855
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		20,855
TOTAL JUST VALUE		125,908
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		123,959

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1535/76	3/06/2025	QC	U	I	11	0
GRANTOR: GRIFFIN JOHN SR						
GRANTEE: GRIFFIN JOHN SR						
1325/1349	10/28/2016	WD	Q	I	01	60,000
GRANTOR: THOMAS P & NADA L VIN						
GRANTEE: JOHN GRIFFIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 S32 E48 N32$.

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	0	0	1.00	UT	300.00	300.00	50	0	0	3	50	150	
2	0031	BARN,MT AE	0	100	30	50	1,500.00	UT	12.00	12.00	100	2018	2018	3	100	18,000	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 25,150

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	0200	C	MBL HM	100		00	0.00	0.00	5.01	AC		1.00	1.00	1.00	10,000.00	10,000.00	50,100							

REVIEW DATE 06/25/2015 BY DF Total Acres: 5.01 Total Land Value: 50,100 Market: 0 Agricultural: 0 Common: 50,100 PRINTED 05/01/2025 BY SYS