LOTS 66, 67 & 68 UNIT II THREE R
750-453, 766-2102, 828-746, 856-

FLATT DANIEL A/PERRY DARWIN L
1024 W DORCHESTER
SAINT JOHNS, FL 32259

2027

00-00-00-00860-008

BUILDING CHARACTERISTICS

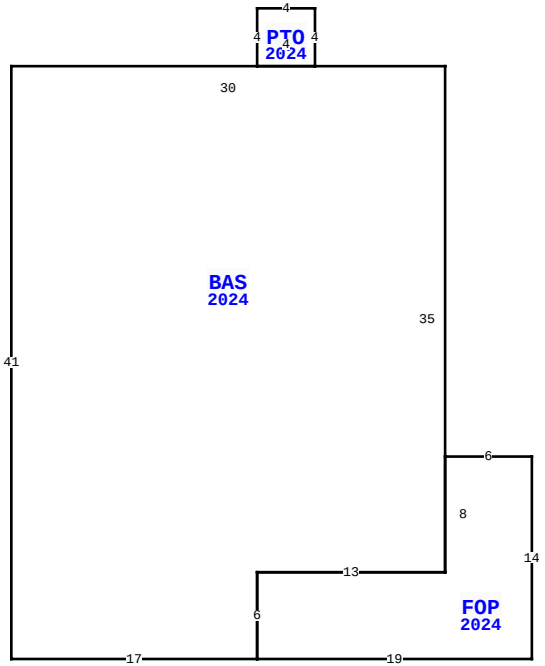
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 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		100000.11 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100	2024	1,152	145,670
FOP	162	30	2024	49	6,196
PTO	16	5	2024	1	126
TOTALS	1,330			1,202	151,992

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,202	117.3000	129.03	155,094	2023	2023	0	0	0	2.00	98.00

3 SINGLE FAM 0% - 2024 Heated Area: 1152 HX Base Yr



236 SW NEBRASKA TER, FORT WHITE

BLD DATE		LGL DATE	04/14/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	151,992
TOTAL MARKET OB/XF VALUE	13,900
TOTAL LAND VALUE - MARKET	26,000
TOTAL MARKET VALUE	191,892
SOH/AGL Deduction	0
ASSESSED VALUE	191,892
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	191,892
TOTAL JUST VALUE	191,892
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	194,661

SALE:2:1: REPLACING AN AGREEMENT

PRMT:1:1: TRVL TRL

SALE:1:1: SALE NOT IN LINE

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045121	New Residential C	244,536	08/08/2022
13836	M H	125	04/02/1998
12246	M H	75	03/07/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1432/1958	3/04/2021	PR	U	I	19	100
GRANTOR: PERRY VELMA C						
GRANTEE: FLATT DANIEL A						
0828/0746	9/18/1996	WD	U	V	12	9,000
GRANTOR: SEIJAS						
GRANTEE: DARWIN L PERRY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=60,20] W30 S41 E17 N6 E13 N35 $
FOP=[YR=2024;ORIG=66,47] W6 S8 W13 S6 E19 N14 $
PTO=[YR=2024;ORIG=47,16] E4 S4 W4 N4 $
.

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	12	14	168.00	UT	1.50	1.50	100	1993	1993	3	100	252	
2	0296	SHED METAL	0	0	12	14	168.00	UT	4.00	4.00	100	1993	1993	3	100	672	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0294	SHED WOOD/	0	0	12	32	384.00	UT	14.00	14.00	100	2006	2006	3	100	5,376	
5	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	600	

LAND DESCRIPTION

TOTAL OB/XF 13,900

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	1.00	LT		1.00	1.00	1.00	26,000.00	26,000.00	26,000							

REVIEW DATE 03/19/2026 BY robin Total Acres: 2.61 Total Land Value: 26,000 Market: 0 Agricultural: 0 Common: 26,000 PRINTED 11/20/2026 BY SYS