LOTS 21, 22 & 23 UNIT 14 THREE R
396-162, 643-283, 910-687, FJ 11

LECLERE KAREN
640 SW CALIFORNIA TER
FORT WHITE, FL 32038

2027

00-00-00-00904-000

BUILDING CHARACTERISTICS

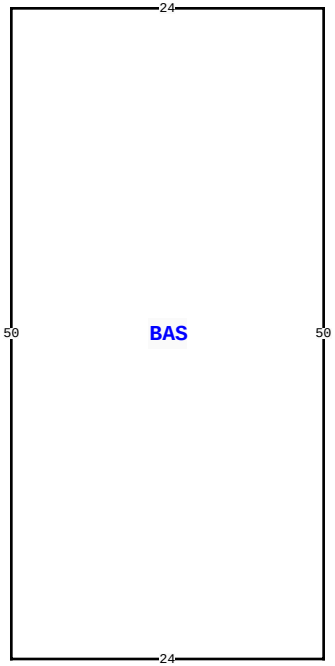
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	02	MIN PLYWD 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		1 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	100000.14	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100		1,200	65,696
TOTALS	1,200			1,200	65,696

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,200	71.1000	78.21	93,852	2001	2001	0	0	0	30.00	70.00

1 SINGLE FAM 100% - 2007 Heated Area: 1200 HX Base Yr 2007



640 SW CALIFORNIA TER, FORT WHITE

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

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	0296	SHED METAL	0	100	16	16	256.00	UT	5.00	5.00	100	1993	1993	3	100	1,280	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2001	2001	3	100	1,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	65,696
TOTAL MARKET OB/XF VALUE	2,280
TOTAL LAND VALUE - MARKET	61,200
TOTAL MARKET VALUE	129,176
SOH/AGL Deduction	60,781
ASSESSED VALUE	68,395
TOTAL EXEMPTION VALUE	HX HB SX 68,395
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	129,176
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	130,369

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051046	Electrical Servic	0	10/11/2024
18293	PUMP/UTPOL	30	05/18/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	/ V I	/ RSN CD	SALE PRICE
1198/2648	7/19/2010	FJ	U	I	18	0
GRANTOR: CLERK OF COURT (DIVOR						
GRANTEE: KAREN LECLERE						
0910/0687	8/30/2000	WD	Q	V		17,900
GRANTOR: S BUTLER						
GRANTEE: RANDY & KAREN LECLE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 S50 E24 N50$.

LAND DESCRIPTION

TOTAL OB/XF 2,280

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	243.00	0.00	3.00	LT		1.00	1.00	0.85	24,000.00	20,400.00	61,200							

REVIEW DATE 11/26/2024 BY tommy Total Acres: 2.75 Total Land Value: 61,200 Market: 0 Agricultural: 0 Common: 61,200 PRINTED 11/20/2026 BY SYS