LOTS 58 & 58A UNIT 19 THREE RIVE
944-2540, QC 1371-116,

WAITES CYNTHIA JEAN
416 SW MONTANA ST
FORT WHITE, FL 32038

2027

00-00-00-01188-000

BUILDING CHARACTERISTICS

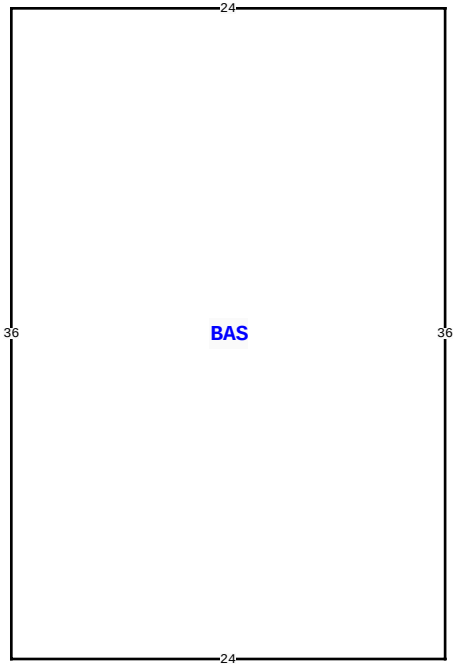
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Frame		N/A 100
Stories	0	0 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	100000.19	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	864	100		864	59,447
TOTALS	864			864	59,447

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	864	83.3976	91.74	79,263	2005	2005	0	0	0	25.00	75.00

1 SINGLE FAM 100% - 2008 Heated Area: 864 HX Base Yr 2008



416 SW MONTANA ST, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026 MLU
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	8	8	16.00	UT	12.00	12.00	100	0	0	3	100	192	
2	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	300	
3	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	200	
4	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	100	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		59,447
TOTAL MARKET OB/XF VALUE		792
TOTAL LAND VALUE - MARKET		12,000
TOTAL MARKET VALUE		72,239
SOH/AGL Deduction		27,593
ASSESSED VALUE		44,646
TOTAL EXEMPTION VALUE	HX HB DX WX	35,000
BASE TAXABLE VALUE		9,646
TOTAL JUST VALUE		72,239
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		73,322

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19329	TR/TRAILER	75	03/18/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1371/0116	10/22/2018	QC	U	I	11	100
GRANTOR: CYNTHIA JEAN GARCIA						
GRANTEE: CYNTHIA JEAN WAITES						
0944/2540	1/22/2002	WD	U	V	08	1,500
GRANTOR: ELIZABETH H THOMAS						
GRANTEE: CYNTHIA JEAN GARCIA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 S36 E24 N36 $.

LAND DESCRIPTION

TOTAL OB/XF 792

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	200.00	100.00	1.00	LT		1.00	1.00	0.50	24,000.00	12,000.00	12,000							

REVIEW DATE 12/01/2015 BY DF Total Acres: 0.46 Total Land Value: 12,000 Market: 0 Agricultural: 0 Common: 12,000 PRINTED 11/18/2026 BY SYS