E1/2 OF LOT 32, UNIT 21 THREE RI

664-335, 814-2391, 816-1573, WD

BAXTER WANDA
250 SE TRENTON TER
FORT WHITE, FL 32038

2026

00-00-00-01314-001

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	100000.21 1.00/		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	3,750
TOTAL LAND VALUE - MARKET	12,000
TOTAL MARKET VALUE	15,750
SOH/AGL Deduction	1,725
ASSESSED VALUE	14,025
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	14,025
TOTAL JUST VALUE	15,750
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	12,750

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1520/642	6/06/2024	WD	U	I	11	100
GRANTOR: MCDOUGAL JOSHUA						
GRANTEE: BAXTER WANDA						
1484/1	1/28/2023	QC	U	I	11	100
GRANTOR: WINGROVE ROMMA LEON						
GRANTEE: MCDOUGAL JOSHUA						

BUILDING NOTES

BUILDING DIMENSIONS

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	0210	GARAGE U	0	0	25	30	750.00	UT	5.00	5.00	100	1993	1993	3	100	3,750	

TOTAL OB/XF 3,750

LAND DESCRIPTION

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	0000	C	VAC RES	0		A-1	0.00	0.00	0.50	LT		1.00	1.00	1.00	24,000.00	24,000.00	12,000							

REVIEW DATE 01/27/2016 BY DF Total Acres: 0.46 Total Land Value: 12,000 Market: 0 Agricultural: 0 Common: 12,000 PRINTED 05/14/2026 BY SYS