LOT 10 UNIT 23 BLOCK 1 THREE RIV
741-723, 763-295, 992-1503, WD 9

TOWERS HALSTON H
1320 SW UTAH ST
FORT WHITE, FL 32038-4611

2027

00-00-00-01422-010

BUILDING CHARACTERISTICS

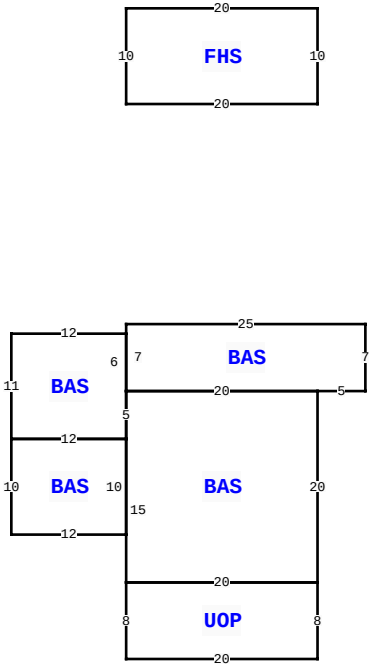
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.5	1.5 100
Architectual	05	CONV 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	100000.23	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	120	100		120	11,131
BAS	132	100		132	12,243
BAS	175	100		175	16,232
BAS	400	100		400	37,102
FHS	200	60		120	11,131
UOP	160	20		32	2,968
TOTALS	1,187			979	90,807

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	979	129.7296	142.70	139,703	1993	1993	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2017 Heated Area: 1027 HX Base Yr 2017



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

1320 SW UTAH ST, FORT WHITE

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		90,807
TOTAL MARKET OB/XF VALUE		900
TOTAL LAND VALUE - MARKET		24,000
TOTAL MARKET VALUE		115,707
SOH/AGL Deduction		48,590
ASSESSED VALUE		67,117
TOTAL EXEMPTION VALUE	HX HB	42,117
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		115,707
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		117,362

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1313/1593	4/20/2016	WD	Q	I	01	65,000
GRANTOR: C TODD SAMPSON						
GRANTEE: HALSTON H TOWERS						
1287/1289	1/08/2015	WD	U	I	37	15,000
GRANTOR: NANCY KOHN						
GRANTEE: C TODD SAMPSON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W20 BAS= N6 W12 S11 E12 N5$ S5 BAS= W12 S10 E12 N10$ S15
UOP= S8 E20 N8 W20 $ E20 N20$ BAS= E5 N7 W25 S7 E20$ PTR= N30
FHS= N10 W20 S10 E20$ S30$.

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	0.00	0.00	100	2006	2006	3	100	300	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	600	

LAND DESCRIPTION

TOTAL OB/XF 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	100		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	24,000.00	24,000.00	24,000							

REVIEW DATE 05/02/2007 BY DF Total Acres: 0.92 Total Land Value: 24,000 Market: 0 Agricultural: 0 Common: 24,000 PRINTED 11/17/2026 BY SYS