LOT 2 BLOCK 4 UNIT 23 THREE RIVE
669-259, WD 1064-414, QC 1091-13

PRESNELL JOHN Q JR
798 SW UTAH ST
FORT WHITE, FL 32038

2027

00-00-00-01438-002

BUILDING CHARACTERISTICS

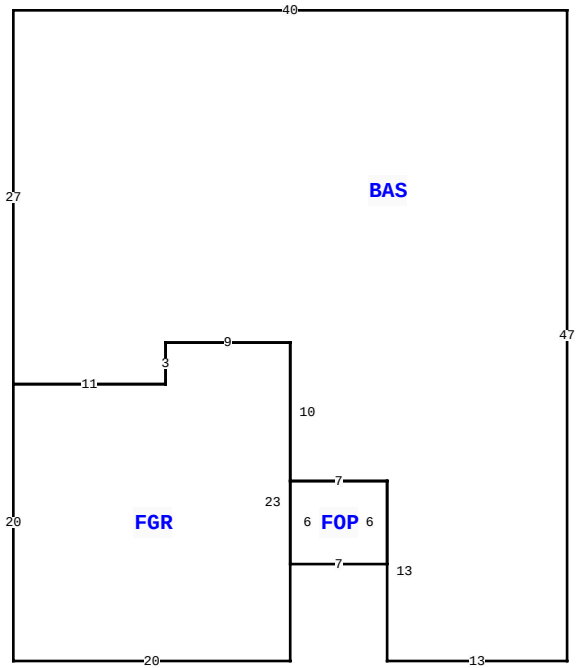
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
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	1,362	100		1,362	144,280
FGR	427	55		235	24,894
FOP	42	30		13	1,377
TOTALS	1,831			1,610	170,551

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,610	114.6420	126.11	203,037	2009	2009	0	0	0	16.00	84.00

1 SINGLE FAM 100% - 2010 Heated Area: 1362 HX Base Yr 2010



798 SW UTAH 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	0166	CONC,PAVMT	0	100	0	0	370.00	UT	2.50	2.50	100	2009	2009	3	100	925	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		170,551
TOTAL MARKET OB/XF VALUE		925
TOTAL LAND VALUE - MARKET		24,000
TOTAL MARKET VALUE		195,476
SOH/AGL Deduction		72,325
ASSESSED VALUE		123,151
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		71,740
TOTAL JUST VALUE		195,476
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		198,573

PERMIT NUM	DESCRIPTION	AMT	ISSUED
27256	SFR	542	08/11/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1176/2606	7/10/2009	WD	Q	I	01	120,000
GRANTOR: BRJ VENTURES LLC						
GRANTEE: JOHN Q PRESNELL JR						
1154/0684	7/08/2008	QC	Q	V	01	23,500
GRANTOR: CATALINA CASTSTONE CR						
GRANTEE: BRJ VENTURES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 S27 FGR= S20 E20 N23 W9 S3 W11$ E11 N3 E9 S10 FOP= S6 E7 N6 W7$ E7 S13 E13 N47$.

LAND DESCRIPTION

TOTAL OB/XF 925

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	100.00	400.00	1.00	LT		1.00	1.00	1.00	24,000.00	24,000.00	24,000							

REVIEW DATE 12/07/2015 BY DF Total Acres: 0.92 Total Land Value: 24,000 Market: 0 Agricultural: 0 Common: 24,000 PRINTED 11/17/2026 BY SYS