LOT 33 BLOCK 4 UNIT 23 THREE RIV
822-996-997, CD 823-997, 891-148

J & S HOLDINGS & INVESTMENT GROUP, LLC
5359 NE COUNTY ROAD 337
HIGH SPRINGS, FL 32643

2027

00-00-00-01438-033

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Condition Adj	04	04 100
Kitchen Adjus	01	01 100
Quality	06	06
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 02

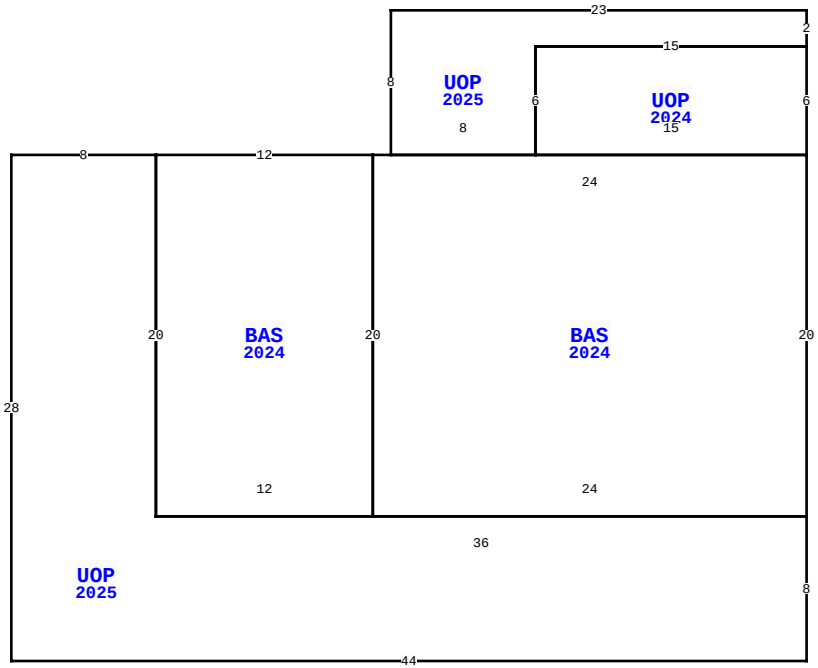
NEIGHBORHOOD/LOC 100000.23 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	240	100	2024	240	38,517
BAS	480	100	2024	480	77,035
UOP	90	20	2024	18	2,888
UOP	94	20	2025	19	3,049
UOP	512	20	2025	102	16,370
TOTALS	1,416			859	137,860

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	859	147.7476	162.52	139,605	1993	2024	0	0	0	1.25	98.75

1 SINGLE FAM 0% - 2024 Heated Area: 720 HX Base Yr



136 SW ROBERTS AVE, 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	0	8	10	80.00	UT	15.00	15.00	100	1993	1993	3	100	1,200	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100	2026	2025		100	7,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	137,860
TOTAL MARKET OB/XF VALUE	8,200
TOTAL LAND VALUE - MARKET	24,000
TOTAL MARKET VALUE	170,060
SOH/AGL Deduction	0
ASSESSED VALUE	170,060
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	170,060
TOTAL JUST VALUE	170,060
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	172,570

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047642	Remodel	11,000	07/11/2023
000047466	Roof Replacement	6,000	06/14/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1490/2580	5/17/2023	WD	Q	I	01	75,000
GRANTOR: JONES CRISTIANA						
GRANTEE: J & S HOLDINGS & IN						
1479/1308	11/15/2022	WD	U	I	11	100
GRANTOR: JONES KEVIN L						
GRANTEE: JONES CRISTIANA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=-88,-5] S20 E24 N20 W24 $
BAS=[YR=2024;ORIG=-100,-5] S20 E12 N20 W12 $
UOP=[YR=2024;ORIG=-79,-11] S6 E15 N6 W15 $
UOP=[YR=2025;ORIG=-100,-5] W8 S28 E44 N8 W36 N20 $
UOP=[YR=2025;ORIG=-87,-5] E8 N6 E15 N2 W23 S8 $
.

LAND DESCRIPTION

TOTAL OB/XF 8,200

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	0		A-1	217.00	0.00	1.00	LT		1.00	1.00	1.00	24,000.00	24,000.00	24,000							

REVIEW DATE 05/14/2026 BY AJ Total Acres: 0.88 Total Land Value: 24,000 Market: 0 Agricultural: 0 Common: 24,000 PRINTED 11/16/2026 BY SYS