

LOTS 39 & 40 BLK 4 UNIT 23 THREE  
854-2331, 999-1998, WD 1038-562,

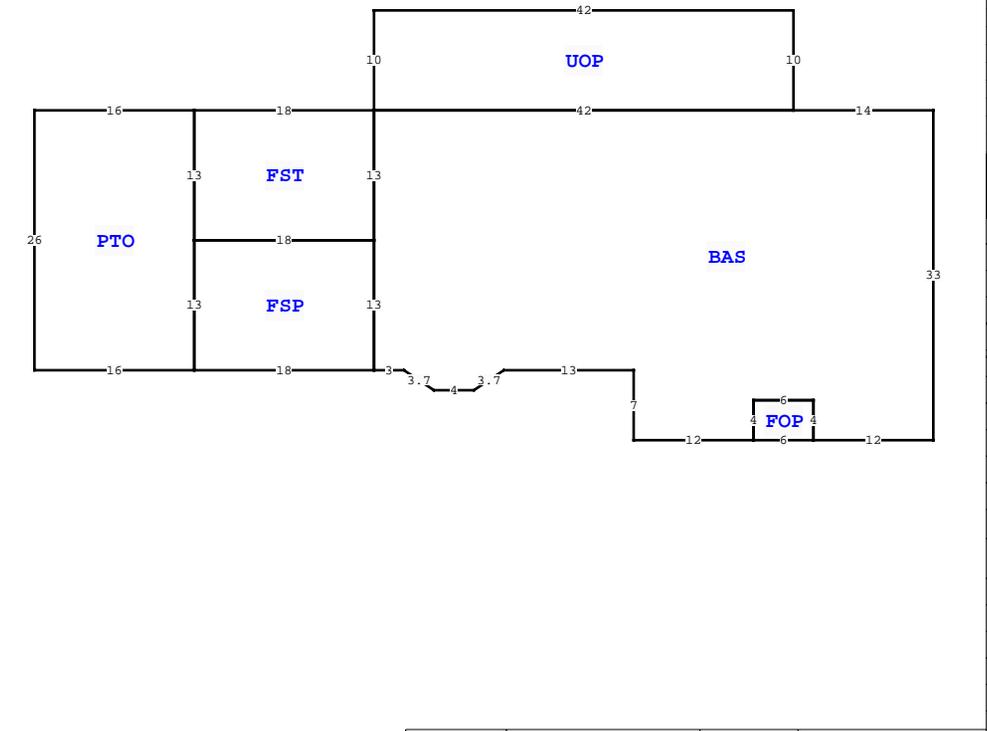
HARRIS JUSTIN MICHAEL  
263 SW KENTUCKY ST  
FORT WHITE, FL 32038

**2026**

00-00-00-01438-040  
00-00-00-01438-040

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	32 HARDIE BRD 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 70
Interior Floor	08 SHT VINYL 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Architectual Units	05 CONV 100 0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100
Quality	05 05
DOR CODE	0100 SINGLE FAMILY

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,991	109.1720	122.27	243,440	2000	2000	0	0	25.00	75.00	



MAP NUM	MKT AREA	02			
100000.23	1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,656	100		1,656	151,859
FOP	24	30		7	642
FSP	234	40		94	8,620
FST	234	55		129	11,830
PTO	416	5		21	1,926
UOP	420	20		84	7,703
<b>TOTALS</b>	<b>2,984</b>			<b>1,991</b>	<b>182,580</b>

263 SW KENTUCKY ST, FORT WHITE	BLD DATE	LGL DATE	04/14/2026	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

EXTRA FEATURES																	
L N	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	3	52	156.00	UT	1.50	1.50	100	2000	2000	3	100	234	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	100	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	400.00	400.00	100	2026	2025		100	400	
4	0296	SHED METAL	0	100	0	0	1.00	UT	1,600.00	1,600.00	100	2026	2025		100	1,600	

LAND DESCRIPTION													TOTAL OB/XF											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	390.00	2.00	LT		1.00	1.00	0.90	24,000.00	21,600.00	43,200							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			182,580
TOTAL MARKET OB/XF VALUE			2,334
TOTAL LAND VALUE - MARKET			43,200
TOTAL MARKET VALUE			228,114
SOH/AGL Deduction			95,051
ASSESSED VALUE			133,063
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			81,652
TOTAL JUST VALUE			228,114
NCON VALUE			2,000
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			217,748

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052882	Electrical Servic		04/14/2025
000041992	Roof Replacement	9,075	05/24/2021
15886	SFR	275	08/11/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1297/2602	7/15/2015	WD Q	Q	I	01	124,000
GRANTOR: THOMAS J & DONNA DUNC						
GRANTEE: JUSTIN M HARRIS						
1038/0562	2/16/2005	WD U	I	08		96,400
GRANTOR: RICE						
GRANTEE: THOMAS J & DONNA DU						

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W14 UOP= N10 W42 S10 E42\$ W42 FST= W18 S13 E18 N13\$ S13 FSP= W18 PTO= N13 W16 S26 E16 N13\$ S13 E18 N13\$ S13 E3 D2 R3 E4 R3 U2 E13 S7 E12 FOP= E6 N4 W6 S4\$ N4 E6 S4 E12 N33\$.