LOTS 34 THRU 37 BLOCK 5 UNIT 23 ESTATES.

CIRIACRUZ STEPHAN WALTER ALEXANDER
341 SW TEXAS LN
FORT WHITE, FL 32038

2027

00-00-00-01438-136

BUILDING CHARACTERISTICS

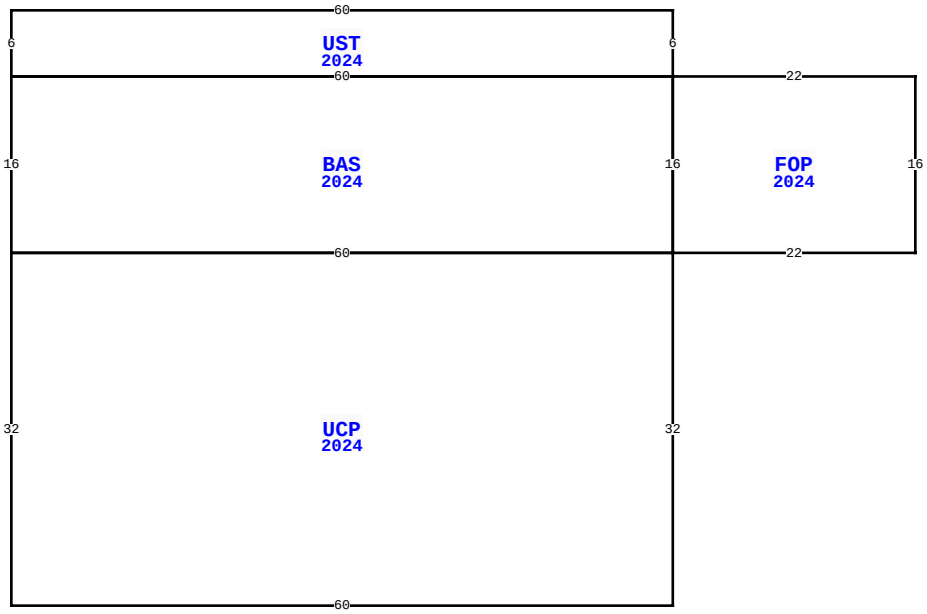
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
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	960	100	2024	960	57,732
FOP	352	30	2024	106	6,375
UCP	1,920	20	2024	384	23,093
UST	360	45	2024	162	9,743
TOTALS	3,592			1,612	96,943

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0102	01	1,612	111.3750	66.82	107,714	2017	2017	0	0	0	10.00	90.00

2 STRG/CONV 100% - 2024 Heated Area: 960 HX Base Yr 2024



341 SW TEXAS LN, FORT WHITE

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		96,943
TOTAL MARKET OB/XF VALUE		35,136
TOTAL LAND VALUE - MARKET		76,800
TOTAL MARKET VALUE		208,879
SOH/AGL Deduction		8,510
ASSESSED VALUE		200,369
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		148,958
TOTAL JUST VALUE		208,879
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		212,114

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1492/2618	6/09/2023	WD	Q	I	01	220,000
GRANTOR: FLANDERS TIMOTHY A						
GRANTEE: CIRIACRUZ STEPHAN W						
1367/1474	8/09/2018	WD	U	I	11	100
GRANTOR: TIMOTHY A & MARIA I F						
GRANTEE: TIMOTHY A & MARIA I						

BUILDING NOTES

BUILDING DIMENSIONS

UCP=[YR=2024;ORIG=45,34] N32 E60 S32 W60 $
BAS=[YR=2024;ORIG=105,-14] S16 W60 N16 E60 $
UST=[YR=2024;ORIG=45,-14] N6 E60 S6 W60 $
FOP=[YR=2024;ORIG=105,2] N16 E22 S16 W22 $
.

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	100	12	28	1.00	UT	0.00	0.00	100	2001	2001	3	100	1,500	
2	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300	
3	0296	SHED METAL	0	100	20	12	240.00	UT	10.00	10.00	100	2024	2023		100	2,400	
4	0294	SHED WOOD/	0	100	16	12	192.00	UT	10.00	10.00	100	2024	2023		100	1,920	
5	0166	CONC,PAVMT	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2024	2023		100	1,000	
6	0040	BARN,POLE	0	100	64	60	3,840.00	UT	5.00	5.00	100	2024	2023		100	19,200	
7	0294	SHED WOOD/	0	100	12	10	120.00	UT	10.00	10.00	100	2024	2023		100	1,200	
8	0296	SHED METAL	0	100	28	24	672.00	UT	10.00	10.00	100	2024	2023		100	6,720	
9	0251	LEAN TO W/	0	100	28	8	224.00	UT	4.00	4.00	100	2024	2023		100	896	

LAND DESCRIPTION

TOTAL OB/XF 35,136

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	300.00	400.00	3.00	LT		1.00	1.00	0.80	24,000.00	19,200.00	57,600							
2	0000	C	VAC RES	100			0.00	0.00	1.00	LT		1.00	1.00	0.80	24,000.00	19,200.00	19,200							

REVIEW DATE 10/10/2023 BY ME Total Acres: 3.67 Total Land Value: 76,800 Market: 0 Agricultural: 0 Common: 76,800 PRINTED 11/17/2026 BY SYS