LOT 3 FORT WHITE MANOR S/D

725-488, 779-1098, WD 1018-284,

ADAMS RAYMOND D/ADAMS VALERIE C
447 SW DURANT ST
FORT WHITE, FL 32038

2026

00-00-00-14330-103

BUILDING CHARACTERISTICS

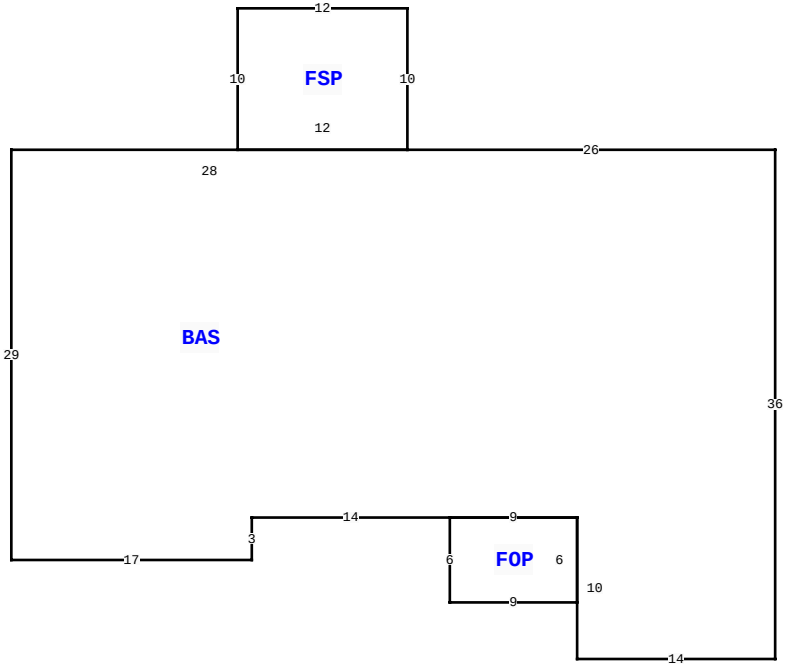
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 80
Exterior Wall	21	STONE 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
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	34616.050	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,595	100		1,595	166,125
FOP	54	30		16	1,666
FSP	120	40		48	4,999
TOTALS	1,769			1,659	172,791

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,659	117.7110	131.84	218,723	2004	2004	0	0	0	21.00	79.00

1 SINGLE FAM 100% - 2005 Heated Area: 1595 HX Base Yr 2005



447 SW DURANT ST, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 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	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	1,200	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	50	
3	0001	RES MISC	0	100	12	20	1.00	UT	3,000.00	3,000.00	100	2026	2025		100	3,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		172,791
TOTAL MARKET OB/XF VALUE		4,250
TOTAL LAND VALUE - MARKET		24,000
TOTAL MARKET VALUE		201,041
SOH/AGL Deduction		70,886
ASSESSED VALUE		130,155
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		78,744
TOTAL JUST VALUE		201,041
NCON VALUE		3,000
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		191,228

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22197	SFR	420	08/16/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1018/0284	6/10/2004	WD	Q	V		8,000
GRANTOR: THOMAS F & SANDRA J P						
GRANTEE: RAYMOND D & VALERIE						
0779/1098	8/10/1993	WD	U	V	12	4,000
GRANTOR: VESCO INC						
GRANTEE: THOMAS PHILLIPS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W26 FSP= N10 W12 S10 E12$ W28 S29 E17 N3 E14 FOP= S6 E9 N6 W9$ E9 S10 E14 N36$.

LAND DESCRIPTION

TOTAL OB/XF 4,250

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		RSF/MH	0.00	0.00	1.00	LT		1.00	1.00	1.00	24,000.00	24,000.00	24,000							

REVIEW DATE 05/29/2026 BY NH Total Acres: 1.02 Total Land Value: 24,000 Market: 0 Agricultural: 0 Common: 24,000 PRINTED 06/23/2026 BY SYS