LOT 4 FT WHITE MANOR REPLAT

779-1100, WD 993-480,

ROGERS CYNTHIA M
475 SW DURANT ST
FORT WHITE, FL 32038

2027

00-00-00-14330-204

BUILDING CHARACTERISTICS

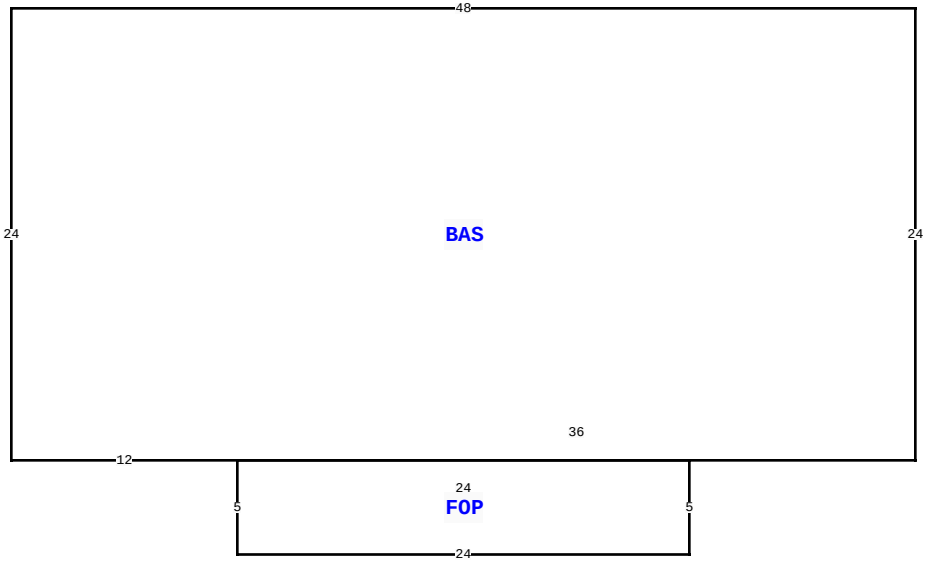
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,152	100		1,152	104,768
FOP	120	30		36	3,274
TOTALS	1,272			1,188	108,042

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,188	114.0360	125.44	149,023	2003	2003	0	0	0	27.50	72.50

1 SINGLE FAM 100% - 2004 Heated Area: 1152 HX Base Yr 2004



475 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	0166	CONC,PAVMT	0	100	0	0	363.00	UT	2.00	2.00	100	2003	2003	3	100	726	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	50	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	108,042
TOTAL MARKET OB/XF VALUE	776
TOTAL LAND VALUE - MARKET	28,800
TOTAL MARKET VALUE	137,618
SOH/AGL Deduction	44,078
ASSESSED VALUE	93,540
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	42,129
TOTAL JUST VALUE	137,618
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	139,581

SALE:1:1: DUMPING LOTS

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21088	SFR	187	09/19/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0993/0480	8/22/2003	WD	Q	V		10,500
GRANTOR: PAUL & FRANCES L YOUN						
GRANTEE: CYNTHIA M ROGERS						
0779/1100	8/10/1993	WD	U	V	12	4,000
GRANTOR: VESCO						
GRANTEE: PAUL YOUNG						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 S24 E12 FOP= S5 E24 N5 W24$ E36 N24$.

LAND DESCRIPTION

TOTAL OB/XF 776

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	1.20	24,000.00	28,800.00	28,800							

REVIEW DATE 05/29/2026 BY NH Total Acres: 1.38 Total Land Value: 28,800 Market: 0 Agricultural: 0 Common: 28,800 PRINTED 11/17/2026 BY SYS