LOT 5 FORT WHITE MANOR REPLAT.
779-1102, PB 851-93,93, QC 980-2

RHODES TERRY LEE/RHODES KAREN KAY
497 SW DURANT ST
FORT WHITE, FL 32038

2027

00-00-00-14330-205

BUILDING CHARACTERISTICS

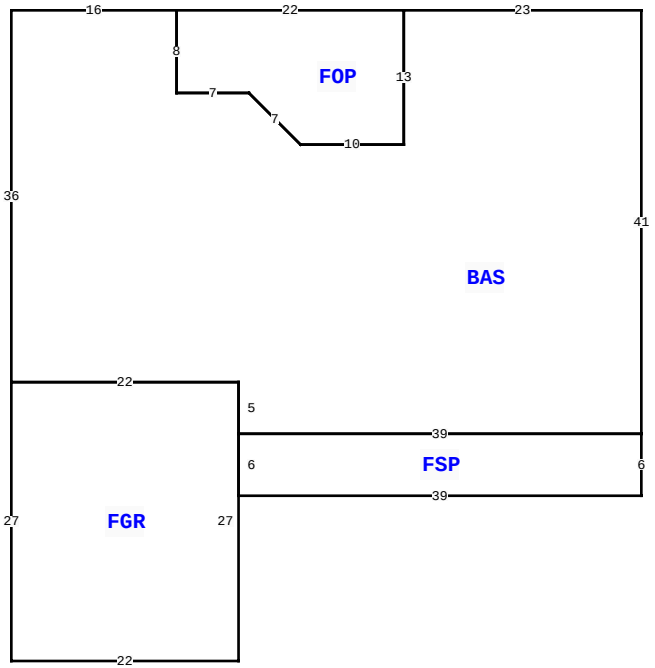
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	2,153	100		2,153	204,802
FGR	594	55		327	31,105
FOP	239	30		72	6,849
FSP	234	40		94	8,942
TOTALS	3,220			2,646	251,698

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,646	109.4660	120.41	318,605	2004	2004	0	0	0	21.00	79.00

1 SINGLE FAM 100% - 2026 Heated Area: 2153 HX Base Yr 2026



497 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	0120	CLFENCE 4	0	100	0	0	96.00	UT	4.50	4.50	100	2004	2004	3	100	432	
2	0280	POOL R/CON	0	100	16	32	512.00	UT	70.00	70.00	100	2004	2004	3	43	15,411	
3	0166	CONC,PAVMT	0	100	0	0	350.00	UT	2.00	2.00	100	2004	2004	3	100	700	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	800	
5	0031	BARN,MT AE	0	100	20	28	560.00	UT	8.00	8.00	100	2015	2015	3	100	4,480	
6	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2026	2025		95	5,700	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	251,698
TOTAL MARKET OB/XF VALUE	27,523
TOTAL LAND VALUE - MARKET	28,800
TOTAL MARKET VALUE	308,021
SOH/AGL Deduction	23,971
ASSESSED VALUE	284,050
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	232,639
TOTAL JUST VALUE	308,021
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	312,599

SALE:1:1: DUMPING LOTS

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053398	Roof Replacement	0	06/18/2025
000052462	Generator	0	02/28/2025
000051611	Roof Replacement	18,533	11/25/2024
22006	POOL	90	06/25/2004
21911	SFR	556	05/25/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1527/1774	11/14/2024	WD	Q	I	01	335,000
GRANTOR: BODIE CARLIS JR						
GRANTEE: RHODES TERRY LEE						
1433/2284	3/26/2021	WD	Q	I	01	280,000
GRANTOR: WILLIS THOMAS STONEWA						
GRANTEE: BODIE CARLIS JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W23 S13 W10 U5L5 W7 N8 W16 S36 E22 S5 E39 N41 $
FGR=[ORIG=-61,36] S27 E22 N27 W22 $
FOP=[ORIG=-23,0] W22 S8 E7 D5R5 E10 N13 $
FSP=[ORIG=-39,41] S6 E39 N6 W39 $
.

LAND DESCRIPTION

TOTAL OB/XF 27,523

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