LOT 7-A FORT WHITE MANOR REPLAT.
782-2021, 851-879, QC 1231-555,

NELSON KEITH N/NELSON ANDREA ACHENBACH
456 SW DURANT ST
FT WHITE, FL 32038

2027

00-00-00-14330-208

BUILDING CHARACTERISTICS

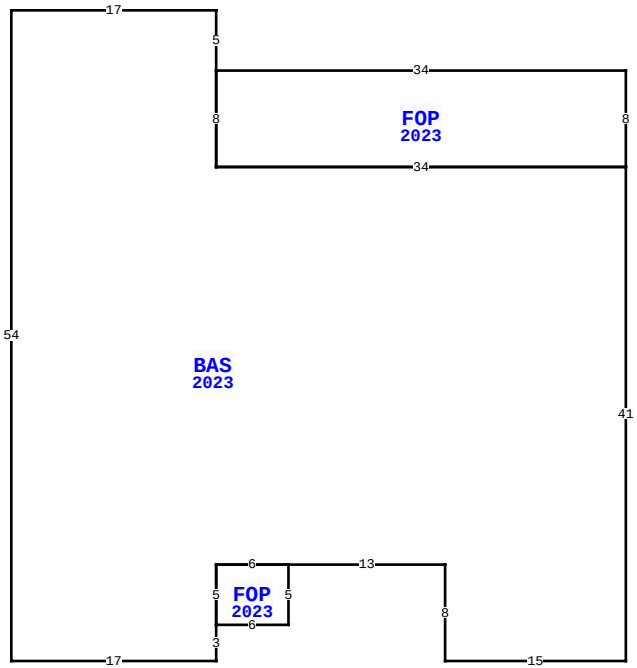
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
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	2,160	100	2023	2,160	298,671
FOP	30	30	2023	9	1,245
FOP	272	30	2023	82	11,338
TOTALS	2,462			2,251	311,254

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,251	129.5910	142.55	320,880	2022	2022	0	0	0	3.00	97.00

1 SINGLE FAM 100% - 2023 Heated Area: 2160 HX Base Yr 2023



456 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	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2023	2022		80	4,800	
2	0030	BARN,MT	0	100	0	0	1.00	UT	9,600.00	9,600.00	100	2023	2022		100	9,600	
3	0280	POOL R/CON	0	100	27	15	405.00	UT	70.00	70.00	100	2023	2022		95	26,933	
4	0166	CONC,PAVMT	0	100	0	0	513.00	UT	3.00	3.00	100	2023	2022		100	1,539	
5	0282	POOL ENCL	0	100	34	20	680.00	UT	15.00	15.00	100	2023	2022		80	8,160	

LAND DESCRIPTION

TOTAL OB/XF 51,032

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: 0.75 Total Land Value: 24,000 Market: 0 Agricultural: 0 Common: 24,000 PRINTED 11/17/2026 BY SYS

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		311,254
TOTAL MARKET OB/XF VALUE		51,032
TOTAL LAND VALUE - MARKET		24,000
TOTAL MARKET VALUE		386,286
SOH/AGL Deduction		0
ASSESSED VALUE		386,286
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		334,875
TOTAL JUST VALUE		386,286
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		391,941

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044407	Swimming Pool and	38,000	05/11/2022
000044331	Solar Power Syste	16,687	05/03/2022
000041963	New Residential C	300,000	05/03/2022
000043604	Storage Building	13,000	01/28/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1423/2732	11/11/2020	WD	Q	V	01	18,000
GRANTOR: EVERETTE HARRIS						
GRANTEE: KEITH N & ANDREA AC						
1231/0555	1/26/2012	QC	U	V	11	100
GRANTOR: EVERETT HARRIS						
GRANTEE: EVERETT HARRIS AND						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=60,20] S54 E17 N3 N5 E6 E13 S8 E15 N41 W34 N8 N5 W17 $
FOP=[YR=2023;ORIG=77,25] S8 E34 N8 W34 $
FOP=[YR=2023;ORIG=77,66] E6 S5 W6 N5 $
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