FT WHITE:N 100 FT OF BLOCK 30.
DC 1139-1023,WD 1178-213

LANCE MATTHEW
7631 SW 13TH AVE
ARCHER, FL 32618

2027

00-00-00-14381-000

BUILDING CHARACTERISTICS

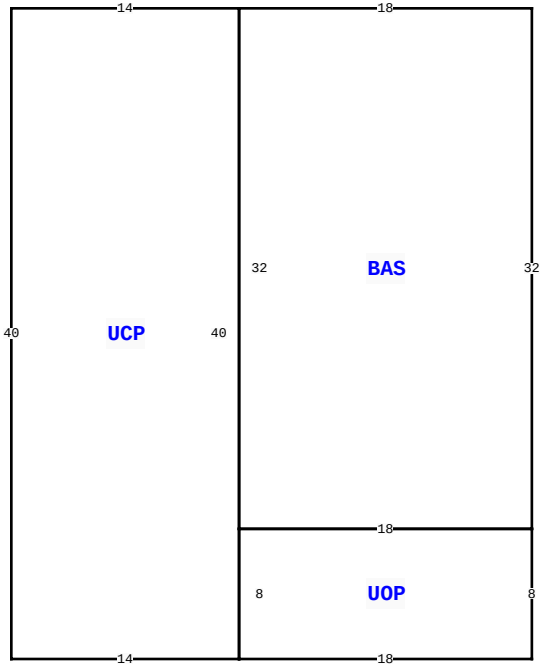
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	05	05
DOR CODE	0102	SFRES/MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	16.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	576	100		576	55,389
UCP	560	20		112	10,770
UOP	144	20		29	2,788
TOTALS	1,280			717	68,948

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	717	112.8000	124.08	88,965	2007	2007	0	0	0	22.50	77.50

2 SINGLE FAM 0% - 0 Heated Area: 576 HX Base Yr



162 SW BRYANT AVE, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/20/2022 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	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	950	
2	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200	
5	0166	CONC,PAVMT	0	0	0	0	500.00	UT	3.00	3.00	100	2024	2023		100	1,500	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	233,864
TOTAL MARKET OB/XF VALUE	9,950
TOTAL LAND VALUE - MARKET	17,640
TOTAL MARKET VALUE	261,454
SOH/AGL Deduction	0
ASSESSED VALUE	261,454
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	261,454
TOTAL JUST VALUE	261,454
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	265,709

PRMT:1:1: 28X48

XFOB:1:1: HOMES OF MERIT MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044366	New Residential C	140,000	05/06/2022
29492	MAINT/ALTR	140	06/21/2011
6774	M H	60	01/22/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1178/0213	7/27/2009	WD	Q	I	01	67,000

GRANTOR: LORINE E EDWARDS

GRANTEE: MATTHEW LANCE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W18 UCP= W14 S40 E14 N40$ S32 UOP= S8 E18 N8 W18$ E18 N32$.

LAND DESCRIPTION

TOTAL OB/XF 9,950

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	0200	C	MBL HM	0			0.00	0.00	22,050.00	SF		1.00	1.00	1.00	0.80	0.80	17,640							

REVIEW DATE 12/28/2023 BY HC Total Acres: 0.51 Total Land Value: 17,640 Market: 0 Agricultural: 0 Common: 17,640 PRINTED 11/16/2026 BY SYS

FT WHITE:N 100 FT OF BLOCK 30.
DC 1139-1023,WD 1178-213

LANCE MATTHEW
7631 SW 13TH AVE
ARCHER, FL 32618

2027

00-00-00-14381-000

BUILDING CHARACTERISTICS

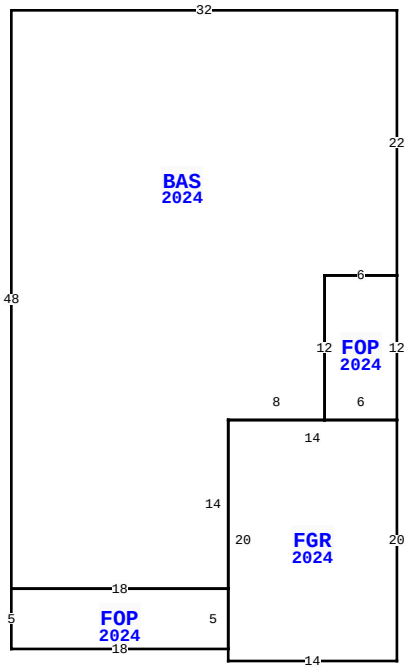
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0102	SFRES/MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	16.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,268	100	2024	1,268	142,158
FGR	280	55	2024	154	17,266
FOP	72	30	2024	22	2,467
FOP	90	30	2024	27	3,027
TOTALS	1,710			1,471	164,916

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,471	104.0000	114.40	168,282	2023	2023	0	0	0	2.00	98.00

3 SINGLE FAM 0% - 2024 Heated Area: 1268 HX Base Yr



162 SW BRYANT AVE, FORT WHITE

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XF DATE		LAND DATE	04/20/2022 MLU
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COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 4

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TOTAL MARKET VALUE	261,454
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ASSESSED VALUE	261,454
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	261,454
TOTAL JUST VALUE	261,454
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	265,709

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1178/0213	7/27/2009	WD	Q	I	01	67,000

GRANTOR: LORINE E EDWARDS

GRANTEE: MATTHEW LANCE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=81,9] W32 S48 E18 N14 E8 N12 E6 N22 $
FGR=[YR=2024;ORIG=67,43] E14 S20 W14 N20 $
FOP=[YR=2024;ORIG=75,31] E6 S12 W6 N12 $
FOP=[YR=2024;ORIG=49,57] E18 S5 W18 N5 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 12/28/2023 BY HC Total Acres: 0.51 Total Land Value: 17,640 Market: 0 Agricultural: 0 Common: 17,640 PRINTED 11/16/2026 BY SYS