FORT WHITE: SW1/4 BLOCK 46. & TH
DURANT ST AKA JORDON ST CLOSED L
BLOCK 46 & NORTH OF US HWY 27 AS

SABOURIN KYLE/SABOURIN PIERRE
20630 51ST DR
LAKE CITY, FL 32024

2026

00-00-00-14399-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1000	VACANT COMMERCIAL	
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
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

7599 SW US HIGHWAY 27 , FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	44,100
TOTAL MARKET VALUE	44,100
SOH/AGL Deduction	1,653
ASSESSED VALUE	42,447
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	42,447
TOTAL JUST VALUE	44,100
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	38,588

XFOB:1:1: FT WHITE SW1/4 BLOCK 46

SALE:1:1: JAMES A RICHARSON'S INTEREST (NOTE)

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1566/1507	4/17/2026	WD	U	V	12	195,000
GRANTOR: LAFAYETTE STATE BANK						
GRANTEE: SABOURIN KYLE						
1290/0080	9/17/2014	WD	Q	V	01	230,000
GRANTOR: JJMACKS, LLC						
GRANTEE: LAFAYETTE STATE BAN						

BUILDING NOTES

BUILDING DIMENSIONS

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
1	1000	C	VACANT COMME	0		*CG	0.00	0.00	11,025.00	SF		1.00	1.00	1.00	4.00	4.00	44,100							

REVIEW DATE 05/12/2026 BY MLU Total Acres: 0.25 Total Land Value: 44,100 Market: 0 Agricultural: 0 Common: 44,100 PRINTED 06/22/2026 BY SYS