FORT WHITE: SE1/4 BLOCK 52.
(FT WHITE SHERIFF'S OFFICE & TAX COLLECTOR)

LAUREANO RUBEN/VEIGA ALEXANDER
736 SW TRENTON TER
FORT WHITE, FL 32038

2026

00-00-00-14410-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

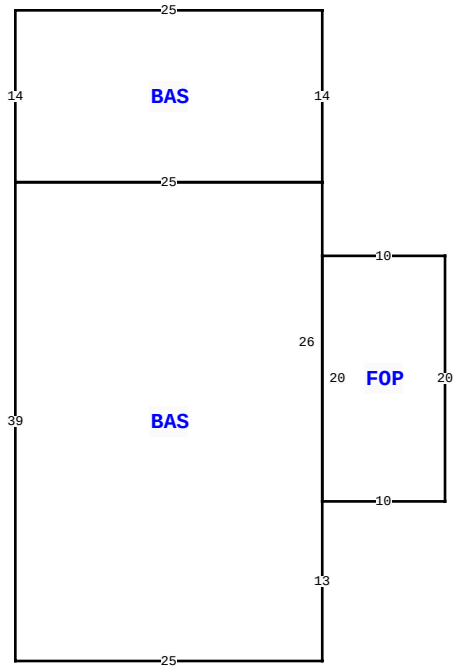
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 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	0117	SFRES/OFFICE
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	350	100		350	27,698
BAS	975	100		975	77,159
FOP	200	30		60	4,748
TOTALS	1,525			1,385	109,606

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,385	106.8000	121.75	168,624	1940	1988	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2026 Heated Area: 1325 HX Base Yr



294 SW BRYANT AVE, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/20/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	109,606
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	8,820
TOTAL MARKET VALUE	118,426
SOH/AGL Deduction	0
ASSESSED VALUE	118,426
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	118,426
TOTAL JUST VALUE	118,426
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	116,508

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1536/226	3/19/2025	WD	Q	I	01	175,000
GRANTOR: HARRY'S HEATING AND A						
GRANTEE: LAUREANO RUBEN						
0881/2088	6/03/1999	WD	Q	I		33,500
GRANTOR: D BENZ						
GRANTEE: HARRY'S HEATING & A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= N14 W25 S14 E25$ BAS= W25 S39 E25 N13 FOP= E10 N20 W10 S20$ N26$.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	0			0.00	0.00	11,025.00	SF		1.00	1.00	1.00	0.80	0.80	8,820							

REVIEW DATE 06/06/2025 BY TP Total Acres: 0.25 Total Land Value: 8,820 Market: 0 Agricultural: 0 Common: 8,820 PRINTED 05/08/2026 BY SYS