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

**2027**

**00-00-00-14410-001**

## BUILDING CHARACTERISTICS

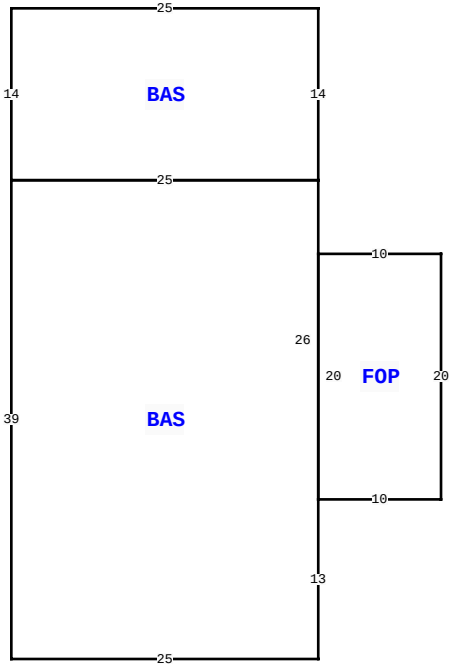
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 100 |
| 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 | 26,727 |
| BAS | 975 | 100 | | 975 | 74,453 |
| FOP | 200 | 30 | | 60 | 4,582 |
| TOTALS | 1,525 | | | 1,385 | 105,762 |

## 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 | 117.48 | 162,710 | 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 | |

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | | | |
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## 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 | 0100 | C | SFR | 0 | | | 0.00 | 0.00 | 11,025.00 | SF | | 1.00 | 1.00 | 1.00 | 0.80 | 0.80 | 8,820 | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | |
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REVIEW DATE 06/06/2025 BY TP Total Acres: 0.25 Total Land Value: 8,820 Market: 0 Agricultural: 0 Common: 8,820 PRINTED 11/16/2026 BY SYS

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 105,762 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 8,820 |
| TOTAL MARKET VALUE | 114,582 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 114,582 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 114,582 |
| TOTAL JUST VALUE | 114,582 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 116,508 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |
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## 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$.