



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	17	MSNRY STUC 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 90	
Interior Floor	08	SHT VINYL 10	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		2 100	
Bathrooms		2 100	
Frame	01	NONE 100	
Stories	1.	1. 100	
Architectual	05	CONV 100	
Units		0 100	
Quality	04	04	
DOR CODE	0101	SFRES/SFRES	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	16.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	828	100	
FOP	48	30	
TOTALS	876		

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
1	SINGLE FAM	0%	2026		107,330	2000	2000	0	0	25.00	75.00	Heated Area: 828		
HX Base Yr														
7748 SW US HIGHWAY 27 , FORT WHITE														
BLD DATE					LGL DATE					04/20/2022 MLU				
XF DATE					LAND DATE									
INC DATE					AG DATE									

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE		80,498	
TOTAL MARKET OB/XF VALUE		0	
TOTAL LAND VALUE - MARKET		4,391	
TOTAL MARKET VALUE		84,889	
SOH/AGL Deduction		0	
ASSESSED VALUE		84,889	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		84,889	
TOTAL JUST VALUE		84,889	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		85,962	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1560/2375	2/13/2026	WD	Q	I	05	385,000
GRANTOR: MATTHEWS CHARLES T						
GRANTEE: STABLE FOUNDATION S						
1560/2372	2/13/2026	TR	U	I	11	100
GRANTOR: MATTHEWS CHARLES T						
GRANTEE: MATTHEWS CHARLES T						

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

BUILDING NOTES														

BUILDING DIMENSIONS														
BAS= W23 S36 FOP= S8 E6 N8 W6\$ E23 N36\$.														

LAND DESCRIPTION															TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	5,488.56	SF		1.00	1.00	1.00	0.80	0.80	4,391							