LOT 4 BLOCK 2 KOON'S S/D.

BAXTER RUFUS A/BAXTER SARA ELIZABETH
358 SW JAMES TURNER GLN
FORT WHITE, FL 32038

2026

00-00-00-14487-000

BUILDING CHARACTERISTICS

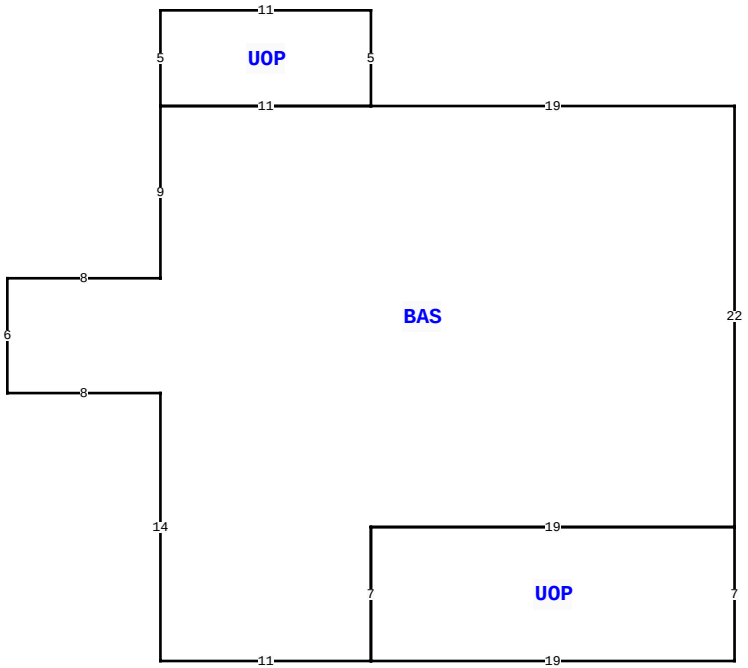
ELEMENT	CD	CONSTRUCTION
Exterior Wall	01	MINIMUM 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	0100	SINGLE FAMILY
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	785	100		785	17,928
UOP	55	20		11	251
UOP	133	20		27	617
TOTALS	973			823	18,795

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	823	45.3150	50.75	41,767	1950	1950	0	0	20	35.00	45.00

1 SINGLE FAM 0% - 0 Heated Area: 785 HX Base Yr



344 SW DURANT ST, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/20/2022 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	18,795
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	4,077
TOTAL MARKET VALUE	22,872
SOH/AGL Deduction	0
ASSESSED VALUE	22,872
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	22,872
TOTAL JUST VALUE	22,872
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	22,872

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W19 UOP= N5 W11 S5 E11$W11 S9 W8 S6 E8 S14 E11 UOP= E19 N7 W19 S7$ N7 E19 N22$.

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	0100	C	SFR	0			0.00	0.00	5,096.00	SF		1.00	1.00	1.00	0.80	0.80	4,077							

REVIEW DATE 05/29/2026 BY NH Total Acres: 0.12 Total Land Value: 4,077 Market: 0 Agricultural: 0 Common: 4,077 PRINTED 06/12/2026 BY SYS