LOTS 5,6,7 & 8 ITCHETUCKNEE FORE
1.

PRESTON RON D/PRESTON CINDY F
479 SW OLD SPANISH RD
FORT WHITE, FL 32038-7057

2027

01-6S-15-00496-005

BUILDING CHARACTERISTICS

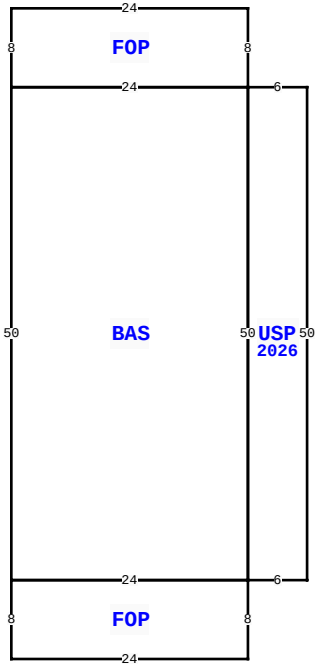
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0102	SFRES/MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	1615.0200	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100		1,200	115,038
FOP	192	30		58	5,560
FOP	192	30		58	5,560
USP	300	35	2026	105	10,066
TOTALS	1,884			1,421	136,225

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,421	105.0000	115.50	164,126	2008	2008	0	0	0	17.00	83.00

1 SINGLE FAM 100% - 2007 Heated Area: 1200 HX Base Yr 2007



375 SW OLD SPANISH RD, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2024 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
1	0021	BARN,FR AE	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	2,000	
2	0263	PRCH,USP	0	100	16	12	1.00	UT	0.00	0.00	100	0	0	3	100	200	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200	
4	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
5	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	500	
6	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		189,393
TOTAL MARKET OB/XF VALUE		16,900
TOTAL LAND VALUE - MARKET		170,000
TOTAL MARKET VALUE		376,293
SOH/AGL Deduction		138,384
ASSESSED VALUE		237,909
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		186,498
TOTAL JUST VALUE		376,293
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		378,769

PRMT:1:1: 14X70

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043506	Roof Replacement	10,200	01/11/2022
23945	SFR	390	12/08/2005
7826	M H	100	11/29/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q/U	V/I	RSN CD	SALE PRICE
1483/2161	1/31/2023	WD	U	I	11	100
GRANTOR: PRESTON RON D AKA RON						
GRANTEE: PRESTON RON D AKA R						
0655/0817	6/10/1988	WD	Q	V		18,900
GRANTOR: PATTEN CORP						
GRANTEE: PRESTON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] N50 W24 S50 E24 $
FOP=[ORIG=0,-50] N8 W24 S8 E24 $
FOP=[ORIG=-24,0] S8 E24 N8 W24 $
USP=[YR=2026;ORIG=0,-50] E6 S50 W6 N50 $
.

LAND DESCRIPTION

TOTAL OB/XF 16,900

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	100		RSF/MH	0.00	0.00	3.00	LT		1.00	1.00	0.85	50,000.00	42,500.00	127,500							
2	0200	C	MBL HM	0		RSF/MH	0.00	0.00	1.00	LT		1.00	1.00	0.85	50,000.00	42,500.00	42,500							

REVIEW DATE 04/24/2026 BY JB Total Acres: 31.49 Total Land Value: 170,000 Market: 0 Agricultural: 0 Common: 170,000 PRINTED 11/16/2026 BY SYS

LOTS 5,6,7 & 8 ITCHETUCKNEE FORE
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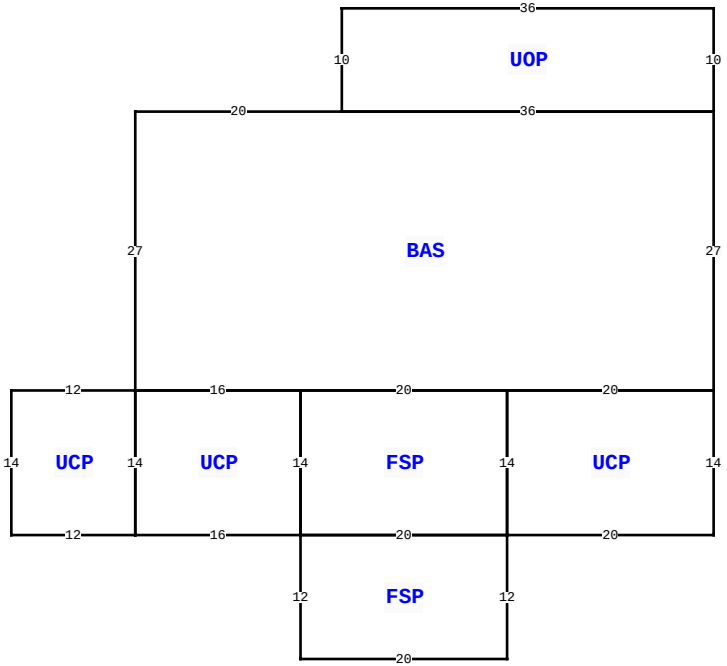
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0102	SFRES/MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	1615.0200	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100		1,512	41,332
FSP	240	40		96	2,624
FSP	280	40		112	3,062
UCP	168	20		34	930
UCP	224	20		45	1,230
UCP	280	20		56	1,531
UOP	360	25		90	2,460
TOTALS	3,064			1,945	53,168

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,945	113.9000	68.34	132,921	1988	1988	0	0	0	60.00	40.00

2 MOBILE HME 0% - 2007 Heated Area: 1512 HX Base Yr 2007



375 SW OLD SPANISH RD, FORT WHITE

BLD DATE		LGL DATE	05/08/2024 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

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0655/0817	6/10/1988	WD	Q	V		18,900
GRANTOR: PATTEN CORP						
GRANTEE: PRESTON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W20 S27 UCP= W12 S14 E12 N14$ UCP= S14 E16 N14 W16$ E16 FSP= S14 FSP= S12 E20 N12 W20$ E20 N14 W20$ E20 UCP= S14 E20 N14 W20$ E20 N27 UOP= N10 W36 S10 E36$ W36$.

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

REVIEW DATE 04/24/2026 BY JB Total Acres: 31.49 Total Land Value: 170,000 Market: 0 Agricultural: 0 Common: 170,000 PRINTED 11/16/2026 BY SYS