COMM SW COR OF SW1/4, RUN N
3166.35 FT, E 1033.50 FT FOR
POB, RUN N 1482.82 FT, E

JESTER BYRON/JESTER KYMBERLY
912 SW SPRUCE RD
FT WHITE, FL 32038

2026

01-6S-15-00497-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 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	02	WINDOW 100
Heating Type	02	CONVECTION 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	03	03
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 02

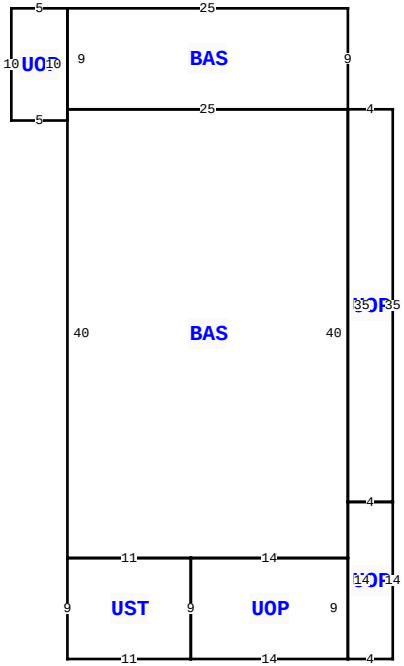
NEIGHBORHOOD/LOC 1615.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	225	100		225	8,993
BAS	1,000	100		1,000	39,969
UOP	50	20		10	400
UOP	56	20		11	439
UOP	126	20		25	999
UOP	140	20		28	1,119
UST	99	45		45	1,799
TOTALS	1,696			1,344	53,718

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,344	54.9000	61.49	82,643	1960	1960	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 1997 Heated Area: 1225 HX Base Yr 1997



912 SW SPRUCE RD, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	53,718
TOTAL MARKET OB/XF VALUE	925
TOTAL LAND VALUE - MARKET	140,400
TOTAL MARKET VALUE	195,043
SOH/AGL Deduction	118,108
ASSESSED VALUE	76,935
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	25,524
TOTAL JUST VALUE	195,043
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	159,943

SALE:2:1: HEIR PROPERTY (WILL)

SALE:1:1: MKT VAL= 39,173, BOUGHT WHILE UNDER AG

PERMIT NUM	DESCRIPTION	AMT	ISSUED
37461	PUMP/UTPOL	50	11/20/2018
11456	RECONNECT	50	07/30/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0825/1829	7/26/1996	WD	Q	I		45,000
GRANTOR: WOODROW N HAWKINS						
GRANTEE: BYRON & KYMBERLY JE						
0756/2102	1/25/1992	PR	U	I	11	0
GRANTOR: LILLIAN HAWKINS						
GRANTEE: WOODROW HAWKINS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= N9 W25 UOP= W5 S10 E5 N10$ S9 E25$ BAS= W25 S40 UST= S9 E11 N9 W11$ E11 UOP= S9 E14 UOP= E4 N14 W4 S14$ N9 W14$ E14 N40$ UOP= S35 E4 N35 W4$.

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	0020	BARN,FR	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	100	
2	0020	BARN,FR	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	75	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	350	
4	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200	
5	0285	SALVAGE	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 925

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		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	8,000.00	8,000.00	8,000							
2	0100	C	SFR	100		00	0.00	0.00	16.55	AC		1.00	1.00	1.00	8,000.00	8,000.00	132,400							

REVIEW DATE 04/28/2026 BY JB Total Acres: 17.55 Total Land Value: 140,400 Market: 0 Agricultural: 0 Common: 140,400 PRINTED 06/23/2026 BY SYS