

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

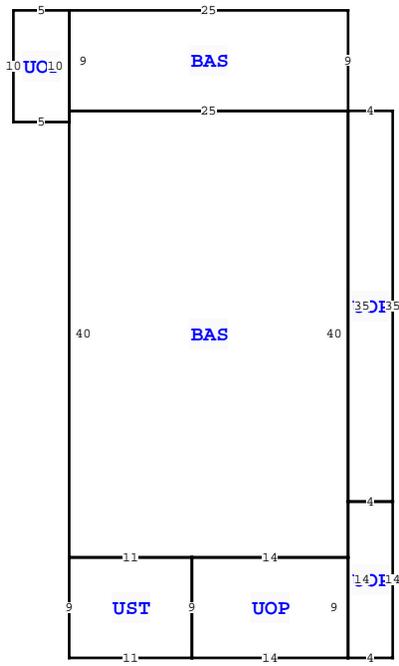
JESTER BYRON/JESTER KYMBERLY  
912 SW SPRUCE RD  
FT WHITE, FL 32038

**2026**

01-6S-15-00497-000  
VALUATION SUMMARY

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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
BAS	225	100	
BAS	1,000	100	
UOP	50	20	
UOP	56	20	
UOP	126	20	
UOP	140	20	
UST	99	45	
TOTALS	1,696		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SINGLE FAM	100%	1997		84,121	1960	1960	0	0	35.00	65.00	
				Heated Area: 1225				HX Base Yr 1997				



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			54,679
TOTAL MARKET OB/XF VALUE			925
TOTAL LAND VALUE - MARKET			140,400
TOTAL MARKET VALUE			196,004
SOH/AGL Deduction			119,069
ASSESSED VALUE			76,935
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			25,524
TOTAL JUST VALUE			196,004
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						

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
1	0020	BARN,FR	0	100	0	0	UT	0.00	0.00	100	0	0	3	100	100	
2	0020	BARN,FR	0	100	0	0	UT	0.00	0.00	100	0	0	3	100	75	
3	0294	SHED WOOD/	0	100	0	0	UT	0.00	0.00	100	0	0	3	100	350	
4	0166	CONC,PAVMT	0	100	0	0	UT	0.00	0.00	100	2013	2013	3	100	200	
5	0285	SALVAGE	0	100	0	0	UT	0.00	0.00	100	2013	2013	3	100	200	

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

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\$.			

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	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							