LTS 6 & 7 BLOCK B TIMUQUA S/D.
ORB 618-226, ORDER 1017-861.

NOAH CARL W/NOAH SAMANTHA P
176 SW BRADENTON WAY
FT WHITE, FL 32038

2027

01-7S-16-04104-116

BUILDING CHARACTERISTICS

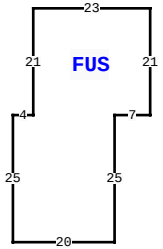
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	08	CLAY TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	07	07
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	1716.0200	1.00/

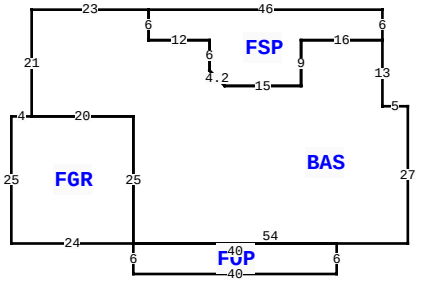
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,376	100		2,376	304,273
FGR	600	55		330	42,260
FOP	240	30		72	9,220
FSP	434	40		174	22,283
FUS	983	100		983	125,884
TOTALS	4,633			3,935	503,920

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,935	125.1800	137.70	541,850	2018	2018	0	0	0	7.00	93.00

1 SINGLE FAM 100% - 2007 Heated Area: 3359 HX Base Yr 2007





176 SW BRADENTON WAY, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 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	0031	BARN,MT AE	0	100	24	60	1,440.00	UT	7.00	7.00	100	2006	2006	3	100	10,080	
2	0041	BARN,MACH	0	0	20	60	1,200.00	UT	5.00	5.00	100	2010	2010	3	100	6,000	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	600	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	750	
5	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
6	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	750	
7	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	750	
8	0280	POOL R/CON	0	100	10	26	260.00	UT	70.00	70.00	100	2018	2018	3	86	15,652	
9	0282	POOL ENCL	0	100	22	41	902.00	UT	15.00	15.00	100	2018	2018	3	60	8,118	
10	0166	CONC,PAVMT	0	100	20	20	400.00	UT	2.00	2.00	100	2018	2018	3	100	800	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		503,920
TOTAL MARKET OB/XF VALUE		50,500
TOTAL LAND VALUE - MARKET		112,640
TOTAL MARKET VALUE		568,007
SOH/AGL Deduction		140,310
ASSESSED VALUE		427,697
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		376,286
TOTAL JUST VALUE		667,060
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		676,209

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000036702	Swimming Pool and		05/09/2018
36702	POOL	263	05/09/2018
35739	SFR	1,461	08/29/2017
24063	M H	439	01/23/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1039/2230	3/02/2005	WD	Q	V	02	68,000
GRANTOR: PHYLLIS NELSON						
GRANTEE: CARL W & SAMANTHA P						
0618/0226	3/16/1987	WD	U	V		19,000
GRANTOR: GLENN HETTIE LOU						
GRANTEE: NELSON LARRY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W23 S21 FGR= W4 S25 E24 N25 W20$ E20 S25 FOP= S6 E40 N6 W40$ E54 N27 W5 N13 FSP= N6 W46 S6 E12 S6 D3 R3 E15 N9 E16$ W16 S9 W15 L3 U3 N6 W12 N6$ PTR= N30 FUS= N25 E7 N21 W23 S21 W4 S25 E20$ S30$.

LAND DESCRIPTION

TOTAL OB/XF 50,500

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			0.00	0.00	1.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	11,000							
2	6200	A	PASTURE 3	0			0.00	0.00	9.24	AC		1.00	1.00	1.00	280.00	280.00	2,587							
3	9910	M	MKT.VAL.AG	0			0.00	0.00	9.24	AC		1.00	1.00	1.00	11,000.00	11,000.00	101,640							

REVIEW DATE 06/02/2026 BY NH Total Acres: 10.24 Total Land Value: 13,587 Market: 101,640 Agricultural: 2,587 Common: 11,000 PRINTED 11/17/2026 BY SYS