S1/2 OF NE1/4 OF SW1/4, EX RD R/
JOEL GLENN'S UNR S/D) & COMM SW
NE1/4 OF SW1/4 FOR POB, N 660.66

KELTNER VIRGIL E JR/KELTNER GWENDLINE
476 SW KELTNER CT
FORT WHITE, FL 32038

2027

01-7S-16-04108-001

BUILDING CHARACTERISTICS

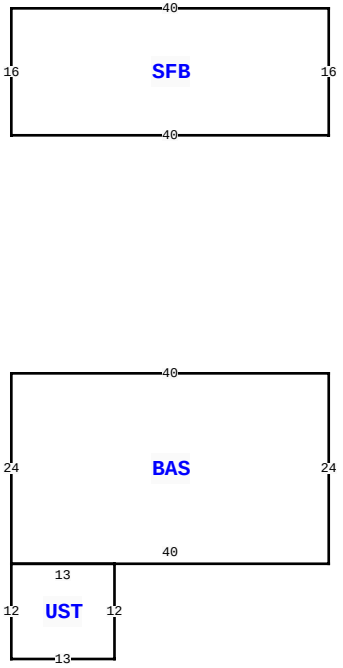
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	17	MSNRY STUC 50
Roof Structur	07	GAMBREL 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	06	VINYL ASB 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.5	1.5 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	1716.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100		960	70,992
SFB	640	80		512	37,863
UST	156	45		70	5,177
TOTALS	1,756			1,542	114,031

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,542	103.4302	113.77	175,433	1982	1982	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2000 Heated Area: 1600 HX Base Yr 2000



476 SW KELTNER CT, FORT WHITE

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		114,031
TOTAL MARKET OB/XF VALUE		3,200
TOTAL LAND VALUE - MARKET		160,000
TOTAL MARKET VALUE		130,551
SOH/AGL Deduction		51,699
ASSESSED VALUE		78,852
TOTAL EXEMPTION VALUE	HX HB WR	56,411
BASE TAXABLE VALUE		22,441
TOTAL JUST VALUE		277,231
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		279,306

SALE:3:1: PROPERTY SETTLEMENT

PERMIT NUM	DESCRIPTION	AMT	ISSUED
29208	MAINT/ALTR	30	02/23/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1357/0420	4/04/2018	WD	U	I	37	30,000
GRANTOR: DIANA BRIM						
GRANTEE: VIRGIL E JR & GWNDL						
1353/0289	2/06/2018	PB	U	I	18	0
GRANTOR: CLERK OF COURT (LAURA						
GRANTEE: DIANA BRIM						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 S24 UST= S12 E13 N12 W13$ E40 N24$ PTR= N30 SFB= N16 W40 S16 E40$ S30$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0030	BARN,MT	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	800	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	400	
4	0296	SHED METAL	0	100	12	16	1.00	UT	0.00	0.00	100	1993	1993	3	100	400	
5	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	400	

LAND DESCRIPTION

TOTAL OB/XF 3,200

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	6200	A	PASTURE 3	0		A-1	0.00	0.00	19.00	AC		1.00	1.00	1.00	280.00	280.00	5,320							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	19.00	AC		1.00	1.00	1.00	8,000.00	8,000.00	152,000							

REVIEW DATE 06/02/2026 BY NH Total Acres: 20.00 Total Land Value: 13,320 Market: 152,000 Agricultural: 5,320 Common: 8,000 PRINTED 11/17/2026 BY SYS