

(AKA LOT 14 SOUTHLAND TRAILS UNR OF W1/2 OF SEC, RUN S 3318.82 FT FT FOR POB, RUN S 666.33 FT, W 6

BARRS CHASE BRANDON/TAYLOR ASHLEY 388 SW KINSEY SPRINGS TER FORT WHITE, FL 32038

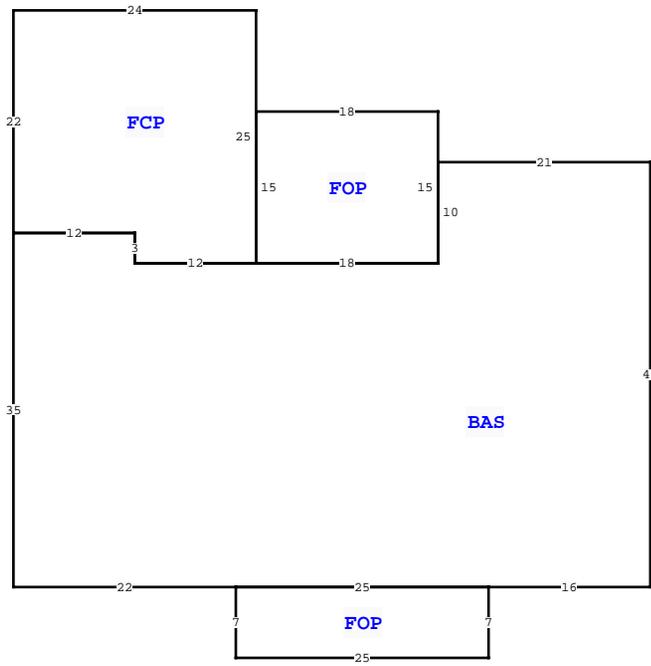
2026

02-6S-15-00504-114



ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
32	HARDIE BRD 100				
00	N/A 0				
08	IRREGULAR 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
13	LAM/VNLPLK 100				
00	N/A 0				
03	CENTRAL 100				
04	AIR DUCTED 100				
	3 100				
	2 100				
02	WOOD FRAME 100				
1.	1. 100				
	0 100				
03	03 100				
01	01 100				
06	06				
0100	SINGLE FAMILY				
	MAP NUM	MKT AREA	02		
	NEIGHBORHOOD/LOC	2615.0300	1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,262	100		2,262	282,323
FCP	564	25		141	17,599
FOP	175	30		52	6,490
FOP	270	30		81	10,110
TOTALS	3,271			2,536	316,521

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,536	115.2480	131.38	333,180	2020	2020	0	0	0	5.00	95.00	
1 SINGLE FAM 100% - 2021 Heated Area: 2262 HX Base Yr 2021													



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VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 3			Tax Dist:	
BUILDING MARKET VALUE			316,521	
TOTAL MARKET OB/XF VALUE			0	
TOTAL LAND VALUE - MARKET			112,200	
TOTAL MARKET VALUE			428,721	
SOH/AGL Deduction			150,065	
ASSESSED VALUE			278,656	
TOTAL EXEMPTION VALUE			HX HB 51,411	
BASE TAXABLE VALUE			227,245	
TOTAL JUST VALUE			428,721	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			411,153	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
39245	SFR	0	02/05/2020
38075	PUMP/UTPOL	50	05/06/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1404/1927	1/31/2020	WD	U	V	30	100
GRANTOR: CHASE BRANDON BARRS						
GRANTEE: CHASE BRANDON BARRS						
1380/0825	3/12/2019	WD	Q	V	01	40,000
GRANTOR: RALPH & LINDA NICHOLS						
GRANTEE: CHASE BRANDON BARRS						

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

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/06/2026	MLU

BUILDING NOTES													
BUILDING DIMENSIONS													
BAS=[ORIG=80,19] W21 S10 W18 W12 N3 W12 S35 E22 E25 E16 N42													
\$FCP=[ORIG=41,4] W24 S22 E12 S3 E12 N25 \$FOP=[ORIG=41,14] E18													
S15 W18 N15 \$FOP=[ORIG=39,61] E25 S7 W25 N7 \$.													

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	DPH 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	10.20	AC		1.00	1.00	1.00	11,000.00	11,000.00	112,200							