(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

# 2027

02-6S-15-00504-114

## BUILDING CHARACTERISTICS

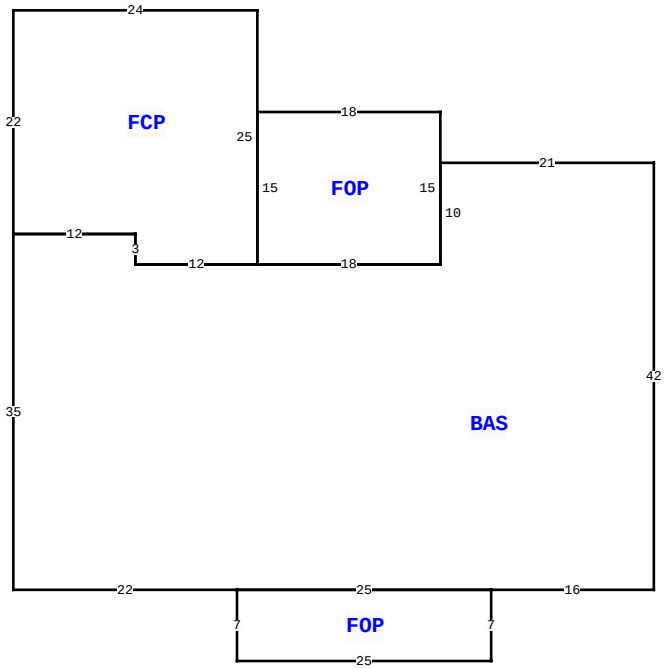
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 32 | HARDIE BRD 100 |
| Exterior Wall | 00 | N/A 0 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LAM/VNLPLK 100 |
| Interior Floo | 00 | N/A 0 |
| 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 |
| Units | | 0 100 |
| Condition Adj | 03 | 03 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 06 | 06 |
| DOR CODE | 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 | 272,416 |
| FCP | 564 | 25 | | 141 | 16,981 |
| FOP | 175 | 30 | | 52 | 6,262 |
| FOP | 270 | 30 | | 81 | 9,755 |
| TOTALS | 3,271 | | | 2,536 | 305,415 |

## 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 | 126.77 | 321,489 | 2020 | 2020 | 0 | 0 | 0 | 5.00 | 95.00 |

1 SINGLE FAM 100% - 2021 Heated Area: 2262 HX Base Yr 2021




388 SW KINSEY SPRINGS TER, 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 | 0166 | CONC,PAVMT | 0 | 100 | 0 | 0 | 1.00 | UT | 1,750.00 | 1,750.00 | 100 | 2026 | 2025 | | 100 | 1,750 | |
| 2 | 0040 | BARN,POLE | 0 | 100 | 60 | 42 | 1.00 | UT | 14,150.00 | 14,150.00 | 100 | 2026 | 2025 | | 100 | 14,150 | |

## COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 305,415 |
| TOTAL MARKET OB/XF VALUE | | 15,900 |
| TOTAL LAND VALUE - MARKET | | 112,200 |
| TOTAL MARKET VALUE | | 433,515 |
| SOH/AGL Deduction | | 130,122 |
| ASSESSED VALUE | | 303,393 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 251,982 |
| TOTAL JUST VALUE | | 433,515 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 439,080 |

| 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 | | | | | | |

## 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 15,900

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

REVIEW DATE 05/06/2026 BY JB Total Acres: 10.20 Total Land Value: 112,200 Market: 0 Agricultural: 0 Common: 112,200 PRINTED 11/16/2026 BY SYS