(AKA LOT 15 SOUTHLAND TRAILS UNR
COR OF W1/2 OF SEC, RUN S 3318.8
FT FOR POB, RUN S 667.97 FT, W 6

DOW RUTH P
212 SW KEOUGH GLN
FORT WHITE, FL 32038

2027

02-6S-15-00504-115

BUILDING CHARACTERISTICS

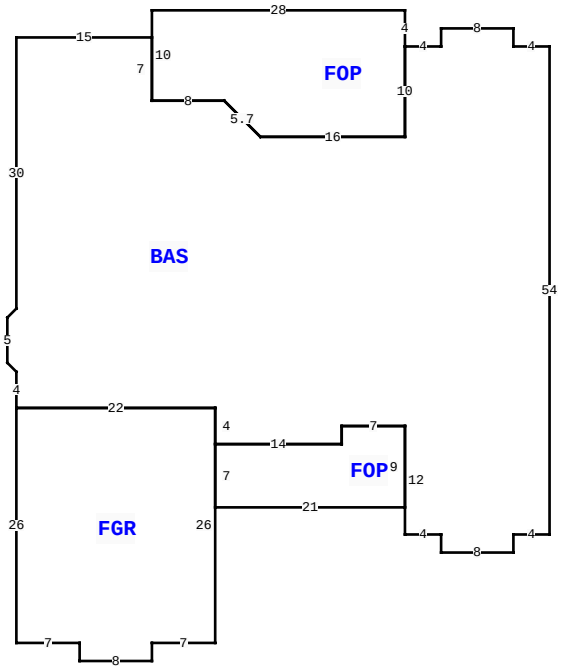
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		2 100
Frame	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	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	2,467	100		2,467	219,402
FGR	588	55		323	28,726
FOP	161	30		48	4,269
FOP	352	30		106	9,427
TOTALS	3,568			2,944	261,824

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,944	115.4979	127.05	374,035	2005	2005	0	0	0	30.00	70.00

1 SINGLE FAM 100% - 2008 Heated Area: 2467 HX Base Yr 2008



212 SW KEOUGH GLN, 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	0280	POOL R/CON	0	100	32	16	512.00	UT	70.00	70.00	100	2005	2005	3	47	16,845	
2	0120	CLFENCE 4	0	100	0	0	180.00	UT	6.00	6.00	100	2005	2005	3	100	1,080	
3	0296	SHED METAL	0	100	28	12	1.00	UT	0.00	0.00	100	2005	2005	3	100	5,500	
4	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300	
5	0327	STABLES-SM	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,200	
6	0327	STABLES-SM	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,200	
7	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,600	
8	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300	
9	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2024	2023		85	5,100	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		261,824
TOTAL MARKET OB/XF VALUE		33,125
TOTAL LAND VALUE - MARKET		111,320
TOTAL MARKET VALUE		406,269
SOH/AGL Deduction		127,511
ASSESSED VALUE		278,758
TOTAL EXEMPTION VALUE	HX HB VX WX	61,411
BASE TAXABLE VALUE		217,347
TOTAL JUST VALUE		406,269
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		411,030

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050141	Remodel	67,193	06/18/2024
000049540	Roof Replacement	28,600	04/02/2024
000048452	Electrical Servic	0	10/19/2023
22989	POOL	130	04/06/2005
22742	SFR	721	01/28/2005
21451	TR/TRAILER	150	01/28/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1249/0420	1/24/2013	WD	U	I	30	100
GRANTOR: GORDON S DOW & RUTH P						
GRANTEE: GORDON S & RUTH P D						
1103/2011	11/30/2006	WD	Q	I		390,000
GRANTOR: PRUDENTIAL RELOCATION						
GRANTEE: GORDON S & RUTH P D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W15 S30 L1 D1 S5 D1 R1 S4 FGR= S26 E7 S2 E8 N2 E7 N26 W22$ E22 S4 FOP= S7 E21 N9 W7 S2 W14$ E14 N2 E7 S12 E4 S2 E8 N2 E4 N54 W4 N2 W8 S2 W4 FOP= N4 W28 S10 E8 D4 R4 E16 N10$ S10 W16 L4 U4 W8 N7$.

LAND DESCRIPTION

TOTAL OB/XF 33,125

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	10.12	AC		1.00	1.00	1.00	11,000.00	11,000.00	111,320							

REVIEW DATE 05/06/2026 BY JB Total Acres: 10.12 Total Land Value: 111,320 Market: 0 Agricultural: 0 Common: 111,320 PRINTED 11/16/2026 BY SYS