

LOTS 35 & 36 APPALACHIE TRACE UN
 NW1/4 N 157.92 FT, SE 1173.21 FT
 735.03 FT, N 855.69 FT TO POB.

DRAKE BART J/DRAKE LESLIE A
 298 SHADOW RIDGE CT
 MARCO ISLAND, FL 34145

2026

02-6S-16-03766-135



ELEMENT		CD	BUILDING CHARACTERISTICS		CONSTRUCTION	
Exterior Wall	27	PREFIN	MTL	100		
Roof Structur	10	STEEL	FRME	100		
Roof Cover	14	PREFIN	MT	100		
Interior Wall	01	MINIMUM		100		
Interior Floor	04	C ABOVE	GD	100		
Interior Floor	00	N/A		0		
Ceiling	00	N/A		100		
Air Condition	01	NONE		100		
Heating Type	01	NONE		100		
Fixtures		6		100		
Frame	05	STEEL		100		
Story Height		20		100		
RMS		N/A		100		
Stories	1.	1.		100		
Units		N/A		100		
Condition Adj	03	03		100		
Quality	05	05				
DOR CODE	4800	WAREHOUSE/DISTRB				
MAP NUM		MKT AREA	02			
NEIGHBORHOOD/LOC	3616.0100	1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE	
BAS	5,200	100	2026	5,200	297,606	
FCP	1,100	50	2026	550	31,478	
TOTALS	6,300			5,750	329,084	

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	WAREH	STOR	0%	- 2026								
Heated Area: 5200					HX Base Yr							
<div style="border: 1px solid black; padding: 10px; text-align: center;"> <p>100</p> <p>FCP 2026</p> <p>100</p> <p>100</p> <p>BAS 2026</p> <p>100</p> </div>												
526 SW CHIEFLAND LN, FORT WHITE												
BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE		05/07/2026 MLU

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE			329,084	
TOTAL MARKET OB/XF VALUE			11,000	
TOTAL LAND VALUE - MARKET			180,180	
TOTAL MARKET VALUE			520,264	
SOH/AGL Deduction			0	
ASSESSED VALUE			520,264	
TOTAL EXEMPTION VALUE			0	
BASE TAXABLE VALUE			520,264	
TOTAL JUST VALUE			520,264	
NCON VALUE			340,084	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			180,180	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053381	Storage Building	225,000	06/16/2025

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1486/819	3/10/2023	WD	Q	V	01	188,400
GRANTOR: MCCOURT JASON D						
GRANTEE: DRAKE BART J						
1304/0213	5/27/2015	QC	U	V	11	100
GRANTOR: JACK SHERWOOD MCCOURT						
GRANTEE: JACK S & JASON MCCO						

EXTRA FEATURES		BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
L	OB/XF CODE															
1	9945	Well/Sept	0	0	0	1.00	UT	7,000.00	7,000.00	100	2026	2025		100	7,000	
2	9946	Well	0	0	0	1.00	UT	4,000.00	4,000.00	100	2026	2025		100	4,000	

TOTAL OB/XF													11,000
526 SW CHIEFLAND LN, FORT WHITE													

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS=[YR=2026;ORIG=190,-168] W100 S52 E100 N52 \$												
FCP=[YR=2026;ORIG=190,-179] W100 S11 E100 N11 \$												

LAND DESCRIPTION													TOTAL OB/XF													11,000
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	4800	C	WAREHOUSE	0		A-1	0.00	0.00	20.02	AC		1.00	1.00	1.00	9,000.00	9,000.00	180,180									