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
526 SW CHIEFLAND LN
FORT WHITE, FL 32038

2027

02-6S-16-03766-135

BUILDING CHARACTERISTICS

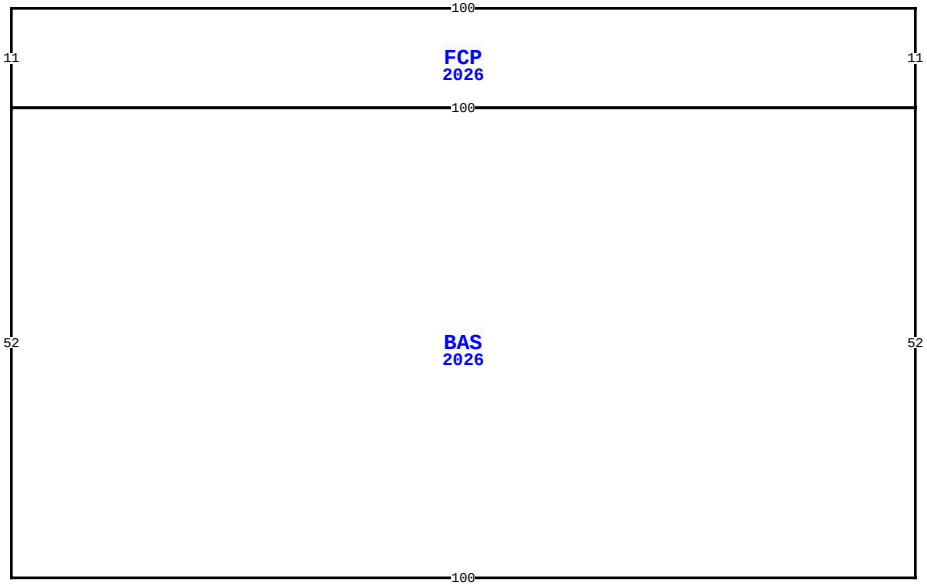
ELEMENT	CD	CONSTRUCTION
Exterior Wall	27	PREFIN MTL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	14	PREFIN MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	04	C ABOVE GD 100
Interior Floo	00	N/A 0
Ceiling	00	N/A 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		6 100
Frame	05	STEEL 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	WAREHOSE/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
8400	06	5,750	152.1432	57.81	332,408	2026	2026	0	0	0	1.00	99.00

1 WAREH STOR 0% - 2026 Heated Area: 5200 HX Base Yr



526 SW CHIEFLAND LN, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 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	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100	2026	2025		100	7,000	
2	9946	Well	0	0	0	0	1.00	UT	4,000.00	4,000.00	100	2026	2025		100	4,000	

COLUMBIA COUNTY PROPERTY

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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	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	520,264

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000056456	New Residential C	212,000	08/31/2026
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						

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

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	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							

REVIEW DATE 11/24/2025 BY JB Total Acres: 20.02 Total Land Value: 180,180 Market: 0 Agricultural: 0 Common: 180,180 PRINTED 11/17/2026 BY SYS