

LOT 10 LITTLE PINE FARMS S/D.
858-460, 858-480, WD 1168-590, Q

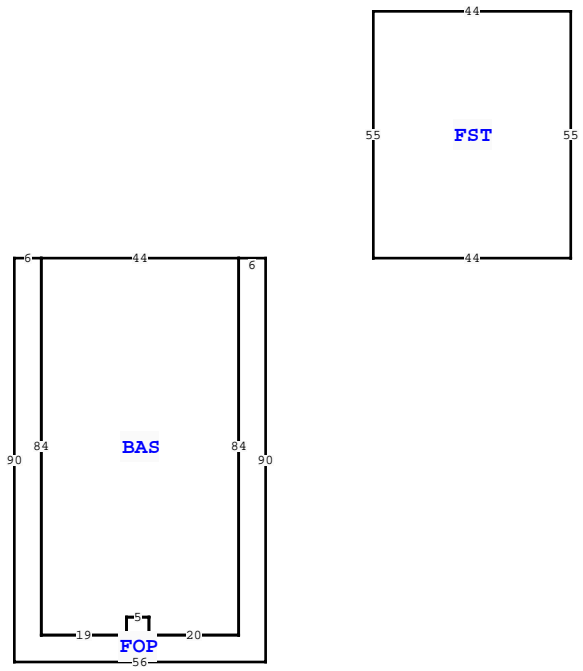
RIOPELLE EDWARD ROBERT/RIOPELLE SUSIE IRENE
807 SW QUARRY CIR
FORT WHITE, FL 32038

2026

02-7S-16-04111-110
VALUATION SUMMARY PAGE 1 of 1

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	15	CONC BLOCK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floo	03	CONC FINSH	80
Interior Floo	15	HARDTILE	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		6	100
Bathrooms		3	100
Frame	03	MASONRY	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	100
Quality	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2716.0100	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	3,676	100	
FOP	1,364	30	
FST	2,420	55	
TOTALS	7,460		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2009								
				Heated Area:	3676			HX Base Yr	2009		



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	486,477		
TOTAL MARKET OB/XF VALUE	1,150		
TOTAL LAND VALUE - MARKET	91,400		
TOTAL MARKET VALUE	579,027		
SOH/AGL Deduction	225,405		
ASSESSED VALUE	353,622		
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE	302,211		
TOTAL JUST VALUE	579,027		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	568,469		
SALE:1:1: SALE INCL RE#04111-115 (TOTL AC = 13.71)			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
26034	TR/TRAILER	0	07/18/2007
24974	SFR	1,679	09/14/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1168/0590	2/27/2009	WD	U	I	11	100
GRANTOR: EDWARD ROBERT RIOPELL						
GRANTEE: EDWARD ROBERT & SUS						
0858/0480	4/30/1998	WD	Q	V	02	45,000
GRANTOR: LEGRA REAL ESTATE						
GRANTEE: EDWARD RIOPELLE						

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		
1	0040	BARN, POLE	0	100	19	20			2.50	100	2003	2003	3	100	950			
2	0294	SHED WOOD/	0	100	0	0			0.00	100	2010	2010	3	100	200			
TOTALS												7,460						

BUILDING NOTES			
BLD DATE			
XF DATE			
LGL DATE			
LAND DATE			
AG DATE			
INC DATE			
807 SW QUARRY CIR, FORT WHITE			
05/06/2026 MLU			

BUILDING DIMENSIONS											
BAS= W44 FOP= W6 S90 E56 N90 W6 S84 W20 N4 W5 S4 W19 N84\$ S84 E19 N4 E5 S4 E20 N84\$ PTR= E30 FST= E44 N55 W44 S55\$ W30\$.											

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	9.14	AC		1.00	1.00	1.00	10,000.00	10,000.00	91,400							