LOT 16 LITTLE PINE FARMS S/D.
709-816, 946-2259, TD 1182-1834,

HALL SYSON OBRIEN/HALL REBEKAH
800 SW QUARRY CIR
FORT WHITE, FL 32038-8284

2026

02-7S-16-04111-116

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2716.0100 1.00/		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

800 SW QUARRY CIR, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	7,328
TOTAL LAND VALUE - MARKET	47,900
TOTAL MARKET VALUE	55,228
SOH/AGL Deduction	20,788
ASSESSED VALUE	34,440
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	34,440
TOTAL JUST VALUE	55,228
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	40,858

SALE:1:1: LOT 16, LITTL PINE FARMS

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1344/1453	9/07/2017	WD	U	V	34	100
GRANTOR: FARMLAND PROPERTIES I						
GRANTEE: SYSON OBRIEN HALL &						
1230/0785	2/23/2012	AG	U	V	40	22,500
GRANTOR: FARMLAND PROPERTIES I						
GRANTEE: SYSON OBRIEN HALL &						

BUILDING NOTES

BUILDING DIMENSIONS

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	0263	PRCH,USP	0	0	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	200	
2	0255	MBL HOME S	0	0	8	33	264.00	UT	2.00	2.00	100	2016	2016	3	100	528	
3	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
4	0001	RES MISC	0	0	18	20	360.00	UT	25.00	25.00	40	2016	2016	3	40	3,600	

LAND DESCRIPTION

TOTAL OB/XF 7,328

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	0700	C	MISC RES	0			0.00	0.00	4.79	AC		1.00	1.00	1.00	10,000.00	10,000.00	47,900							

REVIEW DATE 05/30/2017 BY DF Total Acres: 4.79 Total Land Value: 47,900 Market: 0 Agricultural: 0 Common: 47,900 PRINTED 05/08/2026 BY SYS