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**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| | | |
| | | |
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| | | | |
|---|---|---|---|
| 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 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 3

### 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 06/23/2026 BY SYS