N1/2 LOT 9 LITTLE PINE FARMS S/D
734-862, LE 1439-1028, DC 1504-1

POPE CAMERON/HILL MAURA
14722 208TH ST
O'BRIEN, FL 32071

2026

02-7S-16-04111-121

BUILDING CHARACTERISTICS

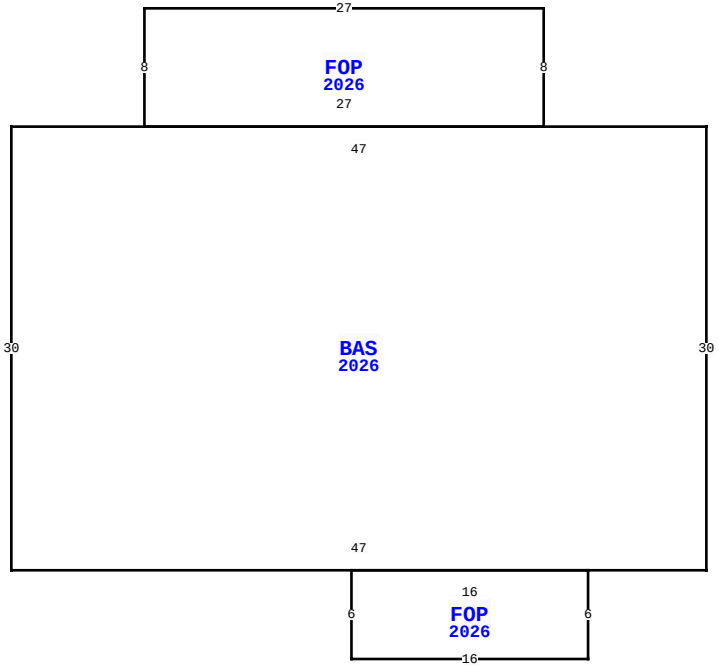
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,410	100	2026	1,410	184,484
FOP	96	30	2026	29	3,794
FOP	216	30	2026	65	8,505
TOTALS	1,722			1,504	196,783

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,504	116.8200	130.84	196,783	2025	2025	0	0	0	0.00	100.00

1 SINGLE FAM 0% - 2026 Heated Area: 1410 HX Base Yr



894 SW QUARRY CIR, FORT WHITE

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	196,783
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	48,100
TOTAL MARKET VALUE	244,883
SOH/AGL Deduction	11,063
ASSESSED VALUE	233,820
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	233,820
TOTAL JUST VALUE	244,883
NCON VALUE	196,783
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	33,670

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051765	New Residential C	175,000	12/10/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1520/389	7/23/2024	WD	Q	V	01	73,000
GRANTOR: HODSON SUSAN						
GRANTEE: POPE CAMERON						
1512/845	4/11/2024	WD	Q	V	01	70,000
GRANTOR: RODRIGUEZ LEGACY IRRE						
GRANTEE: JANECZEK ALLAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=14,12] E47 S30 W47 N30 $
FOP=[YR=2026;ORIG=23,4] E27 S8 W27 N8 $
FOP=[YR=2026;ORIG=37,42] E16 S6 W16 N6 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0100	C	SFR	0		00	0.00	0.00	4.81	AC		1.00	1.00	1.00	10,000.00	10,000.00	48,100							

REVIEW DATE 02/27/2026 BY robin Total Acres: 4.81 Total Land Value: 48,100 Market: 0 Agricultural: 0 Common: 48,100 PRINTED 06/23/2026 BY SYS