

COMM SW COR OF S1/2 OF SE1/4 OF FT FOR POB, CONT E 598.51 FT TO 364.68 FT, W 598.51 FT, S 364.68

HUMPHRIES LOGAN GLENN/HUMPHRIES TARA RAE  
745 SW AMANDA GLN  
FORT WHITE, FL 32038

2026

02-7S-16-04112-004



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	08	SHT VINYL	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	1.	1.	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	5000	IMPROVED	AG
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2716.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,836	100	2025
TOTALS	1,836		1,836

MARKET ADJUSTMENTS																								
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND													
1	MANUF	2	100%	-	2025																			
Heated Area: 1836					HX Base Yr 2025																			
<div style="border: 1px solid black; width: 100%; height: 100%; display: flex; align-items: center; justify-content: center;"> <span style="color: blue; font-weight: bold;">BAS 2025</span> </div>																								
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td>05/06/2026</td> <td>MLU</td> </tr> </tbody> </table>													BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE					05/06/2026	MLU
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COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE			198,101	
TOTAL MARKET OB/XF VALUE			7,000	
TOTAL LAND VALUE - MARKET			53,130	
TOTAL MARKET VALUE			219,355	
SOH/AGL Deduction			0	
ASSESSED VALUE			219,355	
TOTAL EXEMPTION VALUE	HX HB		51,411	
BASE TAXABLE VALUE			167,944	
TOTAL JUST VALUE			258,231	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			259,267	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048690	Mobile Home		11/17/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1502/1182	10/13/2023	WD	U	V	11	100
GRANTOR: HUMPHRIES LOGAN GLENN						
GRANTEE: HUMPHRIES LOGAN GLE						
1493/1310	6/22/2023	WD	U	V	30	100
GRANTOR: HUMPHRIES MATTHEW						
GRANTEE: HUMPHRIES LOGAN						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2025;ORIG=15,11] E68 S27 W68 N27 \$	

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	9945	Well/Sept	0	100	0	0			7,000.00	100	2025	2024		100	7,000	

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	0200	C	MBL HM	100					1.01	AC		1.00	1.00	1.00	13,000.00	13,000.00	13,130								
2	5600	A	TIMBER 3	0					4.00	AC		1.00	1.00	1.00	281.00	281.00	1,124								
3	9910	M	MKT.VAL.AG	0					4.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	40,000								