

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	32 HARDIE BRD 100
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	15 HARDTILE 90
Interior Floo	14 CARPET 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2.5 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Architectual	05 CONV 100
Units	0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100
Quality	05 05
DOR CODE	0100 SINGLE FAMILY

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	4,706	111.6470	127.28	598,980	2005	2005	0	0	20.00	80.00		
1 SINGLE FAM 0% - 0 Heated Area: 4131 HX Base Yr													

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026
INC DATE		AG DATE	MLU

MAP NUM		MKT AREA	02		
NEIGHBORHOOD/LOC	3616.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	4,131	100		4,131	420,635
FCP	550	25		138	14,052
FOP	542	30		163	16,598
UDU	320	55		176	17,921
UOP	489	20		98	9,978
TOTALS	6,032			4,706	479,184

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	0180	FPLC 1STRY	0	0	0	1.00	UT	2,000.00	2,000.00	100	2005	2005	3	100	2,000	
2	0166	CONC,PAVMT	0	0	0	914.00	UT	2.00	2.00	100	2005	2005	3	100	1,828	
3	0260	PAVEMENT-A	0	0	0	5,850.00	UT	1.50	1.50	100	2005	2005	3	100	8,775	

125 SW HEALAN CT, FORT WHITE														
TOTAL OB/XF														12,603

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 04/20/2026 BY ks Total Acres: 5.02 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 05/12/2026 BY SYS																							
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COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			479,184
TOTAL MARKET OB/XF VALUE			12,603
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			556,787
SOH/AGL Deduction			0
ASSESSED VALUE			556,787
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			556,787
TOTAL JUST VALUE			556,787
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			544,238

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22020	SFR	1,025	06/28/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1389/2037	7/12/2019	WD Q	Q	I	01	421,000
GRANTOR: CHRISTIAN M & MICHELE						
GRANTEE: JAVIER LOPEZ						
1312/0238	3/21/2016	WD U	I	19		325,000
GRANTOR: RICK DAMON						
GRANTEE: CHRISTIAN M & MICHE						

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS= W21 UOP= W11 S21 W20 S10 E25 N6 R4 U4 E2 N21\$ S21 W2 D4 L4 S6 W25 N10 W14 S61 E5 S4 E8 N4 E5 FOP= S9 FCP= S25 E22 N25 W22\$ E22 N23 W4 N4 W9 S4 W9 S14\$ N14 E9 N4 E9 S4 E4 S23 E26 N91\$ PTR= E30 UDU= E20 N16 W20 S16\$ W30\$.													