

LOT 11 FORT WHITE PARK.  
753-864,982-89, WD 983-1957, WD

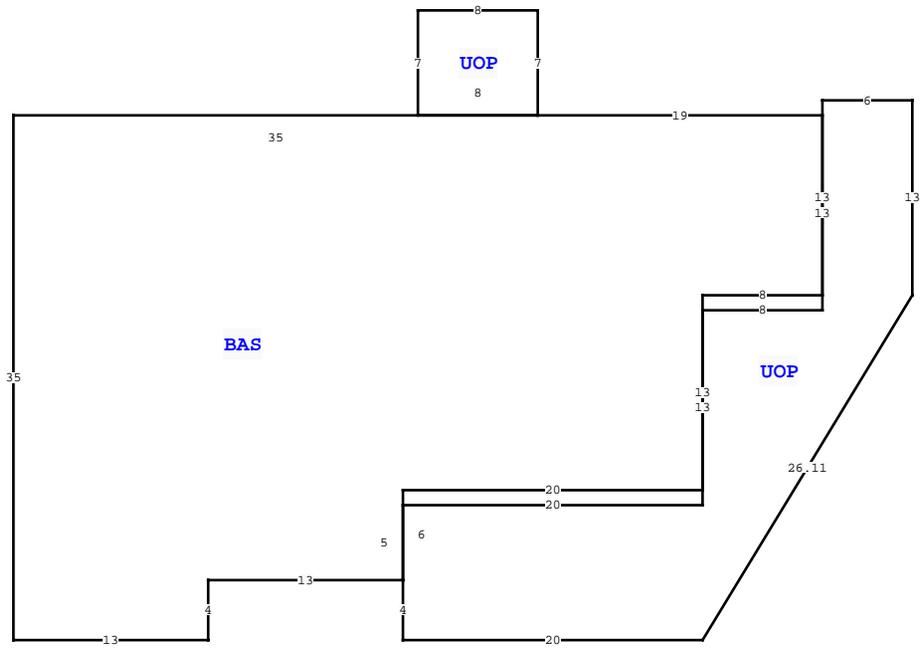
LANCE MATTHEW T  
7631 SW 137TH AVE  
ARCHER, FL 32618

**2026**

03-7S-16-04060-111  
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BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	70
Interior Floor	12	HARDWOOD	30
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
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	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	34616.070	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,482	100	
UOP	56	20	
UOP	439	20	
TOTALS	1,977		
		1,581	149,409

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,581	112.4040	128.14	202,589	2004	2004	0	0	0	26.25	73.75
1 SINGLE FAM 0% - 0 Heated Area: 1482 HX Base Yr												



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			149,409
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			24,000
TOTAL MARKET VALUE			173,409
SOH/AGL Deduction			0
ASSESSED VALUE			173,409
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			173,409
TOTAL JUST VALUE			173,409
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			164,274

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20827	SFR	125	06/30/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1319/1582	7/21/2016	WD U		I	12	75,000
GRANTOR: PMT NPL FINANCING 201						
GRANTEE: MATTHEW T LANCE						
1302/1529	10/14/2015	QC U		I	11	100
GRANTOR: PMT NPL FINANCING 201						
GRANTEE: PMT NPL FINANCING 2						

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
			05/08/2026		

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS= W19 UOP= N7 W8 S7 E8\$ W35 S35 E13 N4 E13 UOP= S4 E20 R14 U23 N13 W6 S13 W8 S13 W20 S6\$ N5 E20 N13 E8 N13\$.									

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	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	24,000.00	24,000.00	24,000							