COMM NE COR OF NW1/4, RUN S
1317.63 FT TO NE COR OF SE1/4
OF NW1/4, RUN S 76 DEG W

LANCE JIM
321 SW WELLS ST
FORT WHITE, FL 32038

2026

03-7S-16-04122-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1001	MISC COMMERCIAL	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	3716.00	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

6466 SW US HIGHWAY 27 , FORT WHITE

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	58,380
TOTAL LAND VALUE - MARKET	133,000
TOTAL MARKET VALUE	191,380
SOH/AGL Deduction	0
ASSESSED VALUE	191,380
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	191,380
TOTAL JUST VALUE	191,380
NCON VALUE	31,500
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	150,380

SALE:1:1: 23.75 ACRES (NO STAMPS-DR-219 SAYS 30,00

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0801/0046	1/09/1995	WD	U	V	11	30,000

GRANTOR: SMALL BUSINESS ADMINI

GRANTEE: JIM LANCE

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	0020	BARN,FR	0	0	112	40	4,480.00	UT	12.00	12.00	50	0	0	3	50	26,880	
2	0040	BARN,POLE	0	0	25	60	1.00	UT	7,000.00	7,000.00	100	2026	2025		100	7,000	
3	0020	BARN,FR	0	0	27	63	1.00	UT	23,000.00	23,000.00	100	2026	2025		100	23,000	
4	0040	BARN,POLE	0	0	12	25	1.00	UT	1,500.00	1,500.00	100	2026	2025		100	1,500	

LAND DESCRIPTION

TOTAL OB/XF 58,380

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	1001	C	MISC COMMERC	0		I	0.00	0.00	23.75	AC		1.00	1.00	0.80	7,000.00	5,600.00	133,000							

REVIEW DATE 06/05/2026 BY NH Total Acres: 23.75 Total Land Value: 133,000 Market: 0 Agricultural: 0 Common: 133,000 PRINTED 06/23/2026 BY SYS