BEG NW COR OF NE1/4, RUN E
659.33 FT, S 661.98 FT, W
77.34 FT, S 30 FT, W 290.11 FT

YOUNG KATHERINE M
P O BOX 734
FT WHITE, FL 32038-0734

2026

03-7S-16-04122-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

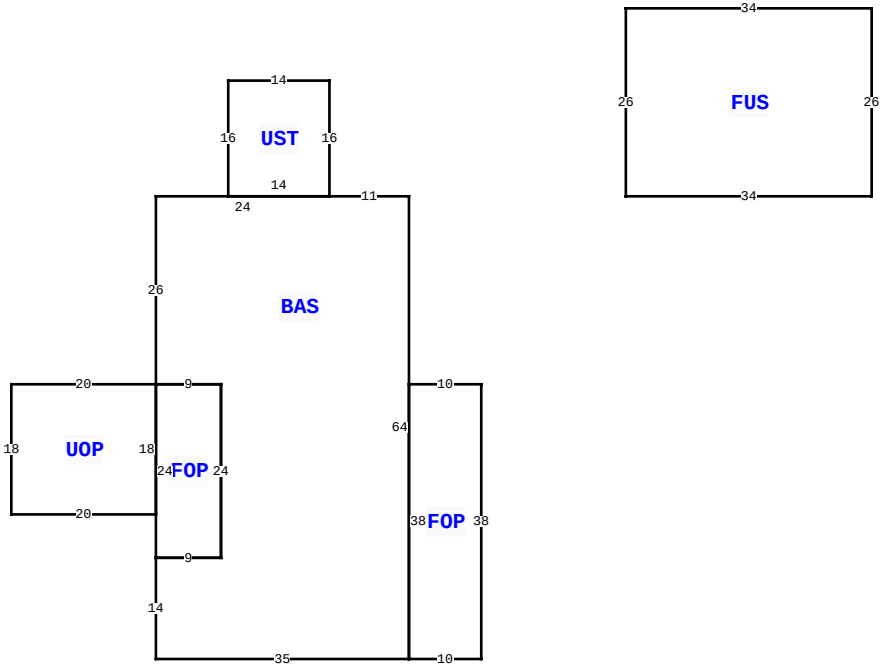
ELEMENT	CD	CONSTRUCTION
Exterior Wall	02	WALL BOARD 90
Exterior Wall	31	VINYL SID 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.5	1.5 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0100	SINGLE FAMILY
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
BAS	2,024	100		2,024	71,135
FOP	216	30		65	2,285
FOP	380	30		114	4,007
FUS	884	100		884	31,069
UOP	360	20		72	2,530
UST	224	45		101	3,550
TOTALS	4,088			3,260	114,574

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,260	47.4281	54.07	176,268	1940	1940	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 1995 Heated Area: 2908 HX Base Yr 1995



341 SW MELVILLE GLN, FORT WHITE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		114,574
TOTAL MARKET OB/XF VALUE		7,600
TOTAL LAND VALUE - MARKET		110,220
TOTAL MARKET VALUE		232,394
SOH/AGL Deduction		159,751
ASSESSED VALUE		72,643
TOTAL EXEMPTION VALUE	HX HB WX	52,643
BASE TAXABLE VALUE		20,000
TOTAL JUST VALUE		232,394
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		215,351

SALE:2:1: 10.02 AC WITH IMP

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044969	Electrical Servic		07/15/2022
000044749	Electrical Servic	0	06/22/2022
21003	M H	125	08/21/2003
6113	M H	60	06/11/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0830/1299	11/04/1996	WD	Q	I	03	100
GRANTOR: AARON R YOUNG						
GRANTEE: KATHERINE M YOUNG						
0793/2402	8/01/1994	WD	Q	I		42,000
GRANTOR: CARL IVEY CARTER						
GRANTEE: KATHERINE & AARON Y						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W11 UST= N16 W14 S16 E14$ W24 S26 UOP= W20 S18 E20 N18$FOP= S24 E9 N24 W9$ E9 S24 W9 S14 E35 FOP= E10 N38 W10 S38$ N64$ PTR=E30 FUS= E34 N26 W34 S26$W30$.

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	0031	BARN,MT AE	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	600	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,600

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	100		A-1	0.00	0.00	10.02	AC		1.00	1.00	1.00	11,000.00	11,000.00	110,220							

REVIEW DATE 08/02/2022 BY RP Total Acres: 10.02 Total Land Value: 110,220 Market: 0 Agricultural: 0 Common: 110,220 PRINTED 05/08/2026 BY SYS