COMM NW COR OF NE1/4, RUN S
ALONG E LINE OF FORT WHITE
PARK S/D 631.97 FT FOR POB,

LAWLESS YVETTE
164 SW GENESIS CT
FORT WHITE, FL 32038

2027

03-7S-16-04122-005

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		4 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 02

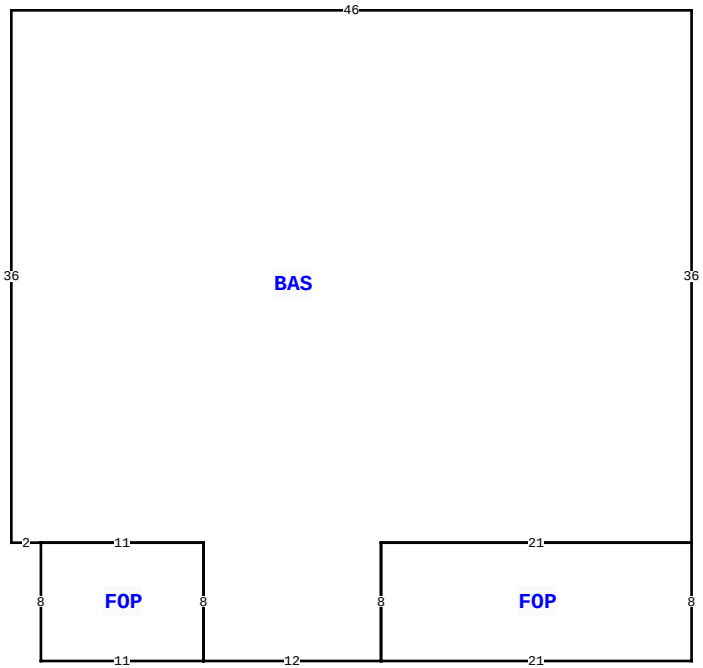
NEIGHBORHOOD/LOC 3716.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,752	100		1,752	143,386
FOP	88	30		26	2,128
FOP	168	30		50	4,092
TOTALS	2,008			1,828	149,606

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,828	114.4640	125.91	230,163	1940	1990	0	0	0	35.00	65.00

3 SINGLE FAM 100% - 2018 Heated Area: 1752 HX Base Yr 2018



164 SW GENESIS CT, FORT WHITE

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

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	0296	SHED METAL	0	100	0	0	1.00	UT	800.00	800.00	100	2026	2025		100	800	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		149,606
TOTAL MARKET OB/XF VALUE		800
TOTAL LAND VALUE - MARKET		65,130
TOTAL MARKET VALUE		215,536
SOH/AGL Deduction		74,372
ASSESSED VALUE		141,164
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		89,753
TOTAL JUST VALUE		215,536
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		218,258

XFOB:4:1: OLD HOUSE IN BAD CONDITION

XFOB:2:1: OLD HOUSE BEING REMOVED

PERMIT NUM	DESCRIPTION	AMT	ISSUED
31694	MAINT/ALTR	55	01/16/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1308/2545	1/28/2016	WD	Q	I	01	125,000
GRANTOR: CHARLES MURRAY & YOUN						
GRANTEE: YVETTE LAWLESS						
1266/1434	12/10/2013	TD	U	I	18	11,200
GRANTOR: CLERK OF COURT (RIVAS						
GRANTEE: CHARLES MURRAY & YO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W46 S36 E2 FOP= S8 E11 N8 W11$ E11 S8 E12 FOP= E21 N8 W21 S8$ N8 E21 N36$.

LAND DESCRIPTION

TOTAL OB/XF 800

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	5.01	AC		1.00	1.00	1.00	13,000.00	13,000.00	65,130							

REVIEW DATE 06/05/2026 BY NH Total Acres: 5.01 Total Land Value: 65,130 Market: 0 Agricultural: 0 Common: 65,130 PRINTED 11/17/2026 BY SYS