BEG SE COR OF SW1/4 OF SW1/4, RU
356.20 FT, WEST 413.28 FT, N 98
442.93 FT, S 1337.36 FT TO POB.

RIECKEN SYLVIA N
298 SW CELESTIAL CT
FORT WHITE, FL 32038

2027

05-6S-16-03777-004

BUILDING CHARACTERISTICS

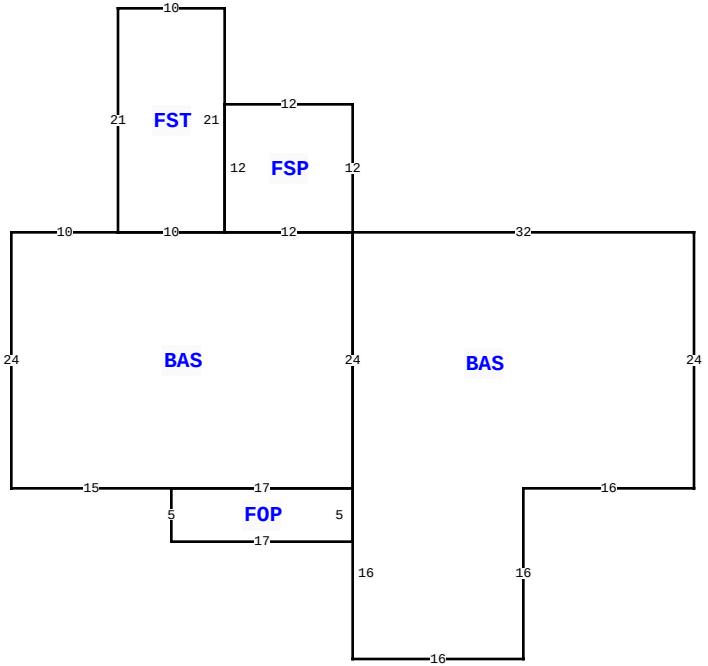
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 50
Exterior Wall	15	CONC BLOCK 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	01	NONE 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	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	5616.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	768	100		768	58,377
BAS	1,024	100		1,024	77,836
FOP	85	30		26	1,976
FSP	144	40		58	4,409
FST	210	55		116	8,817
TOTALS	2,231			1,992	151,414

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,992	106.3120	116.94	232,944	1995	1995	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2003 Heated Area: 1792 HX Base Yr 2003



298 SW CELESTIAL 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	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	1996	1996	3	100	300	
2	0031	BARN,MT AE	0	100	26	21	546.00	UT	3.50	3.50	100	2001	2001	3	100	1,911	
3	0040	BARN,POLE	0	100	26	20	520.00	UT	1.50	1.50	100	2001	2001	3	100	780	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	800	
5	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	400	
6	0040	BARN,POLE	0	100	0	0	1.00	UT	200.00	200.00	100	2026	2025		100	200	
7	0258	PATIO	0	100	0	0	1.00	UT	600.00	600.00	100	2026	2025		100	600	
8	0040	BARN,POLE	0	100	0	0	1.00	UT	400.00	400.00	100	2026	2025		100	400	
9	0296	SHED METAL	0	100	0	0	1.00	UT	800.00	800.00	100	2026	2025		100	800	
10	0296	SHED METAL	0	100	0	0	1.00	UT	500.00	500.00	100	2026	2025		100	500	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		151,414
TOTAL MARKET OB/XF VALUE		8,791
TOTAL LAND VALUE - MARKET		112,530
TOTAL MARKET VALUE		176,255
SOH/AGL Deduction		57,746
ASSESSED VALUE		118,509
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		62,098
TOTAL JUST VALUE		272,735
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		275,493

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18065	ADDN SFR	190	03/16/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1449/1659	10/08/2021	LE	U	I	14	100
GRANTOR: RIECKEN THOMAS A						
GRANTEE: RIECKEN THOMAS A						
1449/1656	10/08/2021	WD	U	I	30	100
GRANTOR: RIECKEN THOMAS A						
GRANTEE: RIECKEN THOMAS A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W10 S24 E15 FOP= S5 E17N5 W17$ E17 BAS= S16 E16 N16 E16 N24 W32 S24$ N24 FSP= N12W12 S12 E12$ W12 FST= N21 W10 S21E10$ W10$.

LAND DESCRIPTION

TOTAL OB/XF 6,691

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	1.23	AC		1.00	1.00	1.00	11,000.00	11,000.00	13,530							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	9.00	AC		1.00	1.00	1.00	280.00	280.00	2,520							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	9.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	99,000							

REVIEW DATE 05/04/2026 BY JB Total Acres: 10.23 Total Land Value: 16,050 Market: 99,000 Agricultural: 2,520 Common: 13,530 PRINTED 11/17/2026 BY SYS

BEG SE COR OF SW1/4 OF SW1/4, RU
356.20 FT, WEST 413.28 FT, N 98
442.93 FT, S 1337.36 FT TO POB.

RIECKEN SYLVIA N
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2027

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MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

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COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 — 3

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GRANTOR: RIECKEN THOMAS A						
GRANTEE: RIECKEN THOMAS A						

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
11	0294	SHED WOOD/	0	100	0	0	1.00	UT	100.00	100.00	100	2026	2025		100	100	
12	0294	SHED WOOD/	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2026	2025		100	2,000	

LAND DESCRIPTION

TOTAL OB/XF 2,100

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

REVIEW DATE 05/04/2026 BY JB Total Acres: 10.23 Total Land Value: 16,050 Market: 99,000 Agricultural: 2,520 Common: 13,530 PRINTED 11/17/2026 BY SYS