

COMM NW COR RUN S 190.11 FT TO S  
A CO GRD RD FOR POB, NE ALONG S  
FT, S 770.12 FT, W 542.17 FT TO

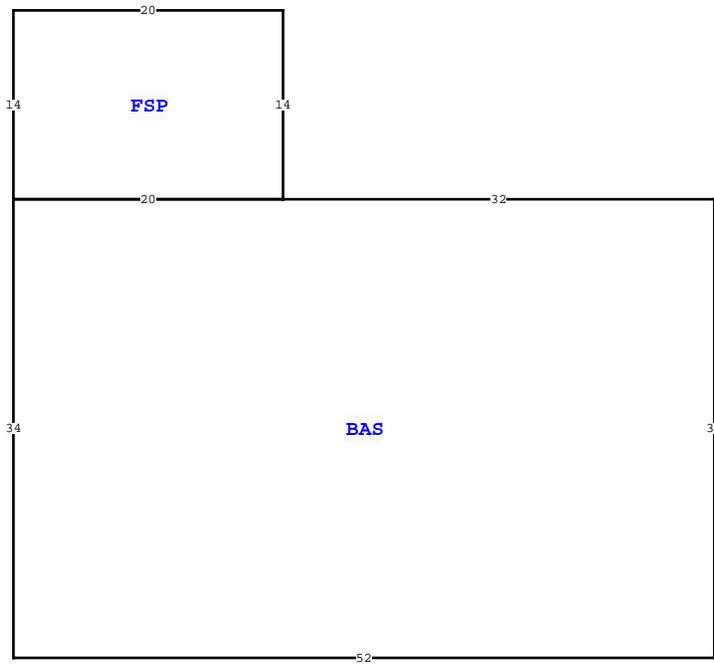
FARRIS HAROLD EDWARD JR  
2210 SW OLD BELLAMY RD  
FORT WHITE, FL 32038-8144

**2026**

05-7S-17-09920-002  
VALUATION SUMMARY

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	15	CONC BLOCK	100
Roof Structur	08	IRREGULAR	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	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	07	07	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	5717.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,768	100	
FSP	280	40	
TOTALS	2,048		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2018		Heated Area: 1768					HX Base Yr 2018	



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	175,980		
TOTAL MARKET OB/XF VALUE	24,440		
TOTAL LAND VALUE - MARKET	89,862		
TOTAL MARKET VALUE	290,282		
SOH/AGL Deduction	104,711		
ASSESSED VALUE	185,571		
TOTAL EXEMPTION VALUE	HX HB 51,411		
BASE TAXABLE VALUE	134,160		
TOTAL JUST VALUE	290,282		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	262,806		
SALE:2:1: CERTIFICATE OF TITLE			
SALE:1:1: 8.81 AC WITH HOUSE - SALE TOO LOW			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049309	Screen Enclosure	7,000	02/28/2024
000048843	Screen Enclosure	30,000	12/13/2023
000048831	Roof Replacement	17,000	12/12/2023
000045946	Electrical Servic	0	11/17/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1325/1702	8/03/2016	WD	U	I	11	0
GRANTOR: KURT M JOHNSEN						
GRANTEE: HAROLD EDWARD FARRI						
1164/0912	12/10/2008	QC	Q	I	01	100
GRANTOR: JEANNE M GALLIGAN						
GRANTEE: KURT M JOHNSEN						

EXTRA FEATURES																
L N	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	0011	BARN,BLK A	0	100	24	24	576.00	UT	15.00	100	0	0	3	100	8,640	
2	0040	BARN,POLE	0	100	24	65	1,560.00	UT	3.00	100	0	0	3	100	4,680	
3	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	100	0	0	3	100	2,000	
4	0294	SHED WOOD/	0	100	12	40	480.00	UT	9.00	100	0	0	3	100	4,320	
5	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	100	2023	2022		80	4,800	

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

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS= W32 FSP= N14 W20 S14 E20\$ W20 S34 E52 N34\$.	

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	DPH 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	8.81	AC		1.00	1.00	0.85	12,000.00	10,200.00	89,862							