

COMM SE COR OF SEC, RUN N 2569.5
 N 1284.15 FT, W 1459.79 FT TO C/
 150 FT POWERLINE ESMT FOR POB, C

FANCHER RICHARD
 749 SW COLES CT
 FORT WHITE, FL 32038

2026

06-7S-16-04145-005



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																	
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY															
																				VALUATION BY STANDARD Tax Group: 3 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 7,000 TOTAL LAND VALUE - MARKET 105,600 TOTAL MARKET VALUE 112,600 SOH/AGL Deduction 4,580 ASSESSED VALUE 108,020 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 108,020 TOTAL JUST VALUE 112,600 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 98,200																	
DOR CODE		9901 AC/XFOB								MAP NUM		MKT AREA		02		NEIGHBORHOOD/LOC		6716.00		1.00/																	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																
TOTALS																				749 SW COLES CT, FORT WHITE										BLD DATE		LGL DATE		05/06/2026		MLU	
EXTRA FEATURES										TOTAL OB/XF										7,000																	
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	9945	Well/Sept	0	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000																				
LAND DESCRIPTION										TOTAL OB/XF										7,000																	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV													
1	9901	C	AC/XFOB	0		00	0.00	0.00	9.60	AC		1.00	1.00	1.00	11,000.00	11,000.00	105,600																				
REVIEW DATE 12/02/2024 BY SYS Total Acres: 9.60 Total Land Value: 105,600 Market: 0 Agricultural: 0 Common: 105,600 PRINTED 06/22/2026 BY SYS																																					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050011	New Residential C	100,000	05/31/2024
000046830	Electrical Servic	0	03/27/2023
16407	M H	125	12/15/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1485/994	2/24/2023	WD	Q	I	05	115,000
GRANTOR: WOODLE BRIAN S						
GRANTEE: FANCHER RICHARD						
1456/2517	12/22/2021	WD	Q	I	01	48,000
GRANTOR: NEWMANS RUTH						
GRANTEE: WOODLE BRIAN S						

BUILDING NOTES									

BUILDING DIMENSIONS									