

BEG AT NW COR OF S1/2 OF NE 1/4,  
 FT, S 649.36 FT, W 676.57 FT, N  
 TO POB (AKA LOT 3 COLE'S UNR S/D

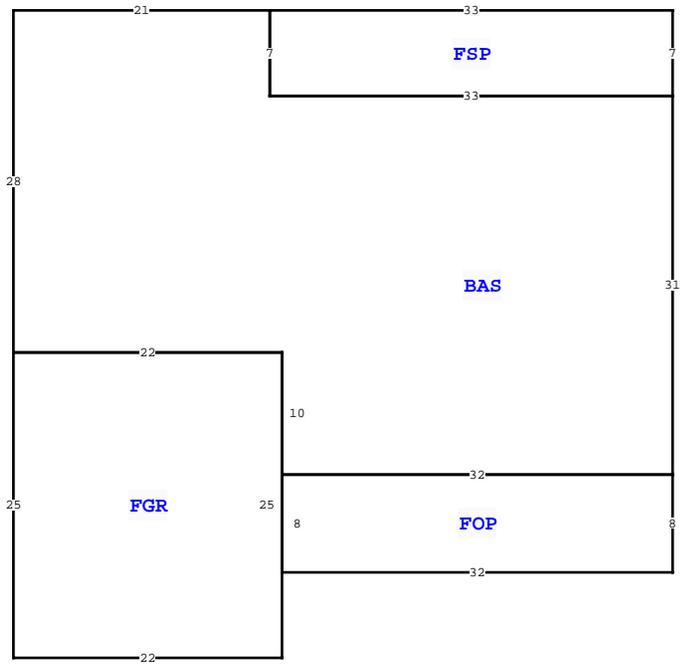
THOMAS MILFORD CHARLES/STEM RUBY EARLINE  
 913 SW COLES CT  
 FORT WHITE, FL 32038

**2026**

06-7S-16-04145-103

BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	17	MSNRY STUC	100		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	14	PREFIN MT	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	15	HARDTILE	80		
Interior Floor	12	HARDWOOD	20		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		3	100		
Bathrooms		2	100		
Frame	03	MASONRY	100		
Stories	1.	1.	100		
Architectual	05	CONV	100		
Units		0	100		
Condition Adj	03	03	100		
Kitchen Adjus	01	01	100		
Quality	06	06			
DOR CODE	0100	SINGLE FAMILY			
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
BAS	1,601	100		1,601	216,351
FGR	550	55		302	40,811
FOP	256	30		77	10,406
FSP	231	40		92	12,433
TOTALS	2,638			2,072	280,000

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,072	131.7120	150.15	311,111	2009	2015	0	0	10.00	90.00
2 SINGLE FAM 100% - 2026 Heated Area: 1601 HX Base Yr 2026											



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VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE	280,000			
TOTAL MARKET OB/XF VALUE	4,536			
TOTAL LAND VALUE - MARKET	110,110			
TOTAL MARKET VALUE	394,646			
SOH/AGL Deduction	0			
ASSESSED VALUE	394,646			
TOTAL EXEMPTION VALUE	HX HB 51,411			
BASE TAXABLE VALUE	343,235			
TOTAL JUST VALUE	394,646			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	359,443			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
27755	SFR	756	04/20/2009
22668	M H	393	01/06/2005
14364	M H	125	08/05/1998
13736	M H	125	03/06/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1553/2286	11/07/2025	WD	Q	I	01	475,000
GRANTOR: BOONE JORDAN LANCE						
GRANTEE: THOMAS MILFORD CHAR						
1356/1567	3/19/2018	WD	Q	I	01	225,000
GRANTOR: DANIELA FAZZINO & JEF						
GRANTEE: JORDAN LANCE & MEGH						

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	0040	BARN, POLE	0	100	24	36		864.00	100	2008	2008	3	100	2,592	
2	0169	FENCE/WOOD	0	100	0	0		144.00	100	2008	2008	3	100	1,944	

TOTAL OB/XF												4,536									
913 SW COLES CT, FORT WHITE																					
BLD DATE												LGL DATE					05/06/2026 MLU				
XF DATE												LAND DATE									
INC DATE												AG DATE									

BUILDING NOTES																

BUILDING DIMENSIONS																
BAS= W21 S28 FGR= S25 E22 N25 W22\$ E22 S10 FOP= S8 E32 N8 W32\$ E32 N31 FSP= N7 W33 S7 E33\$ W33 N7\$ .																

LAND DESCRIPTION																								
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	10.01	AC		1.00	1.00	1.00	11,000.00	11,000.00	110,110							