

COMM NW COR OF SEC, S 32.75 FT T
 LEGREE TER, E 11.61 FT, S 62 DEG
 71 DEG E 302.89 FOR POB, S 68 DE

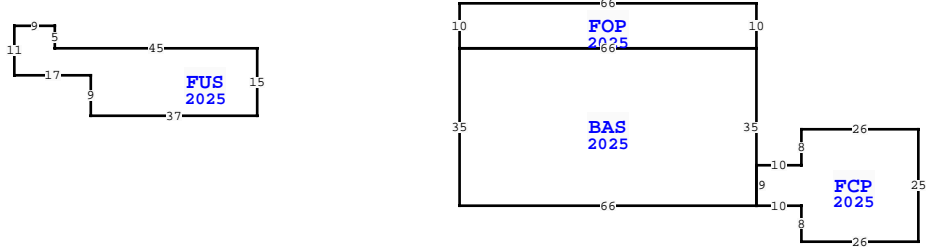
DARBY TIMOTHY/DARBY DEIDRE S
 226 SW SNELGROVE GLN
 FORT WHITE, FL 32038

2026

06-7S-17-09926-004


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	100
Interior Floor	00	N/A	0
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2.5	100
Frame	02	WOOD FRAME	100
Stories	1.5	1.5	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	6717.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,310	100	2025
FCP	740	25	2025
FOP	660	30	2025
FUS	702	100	2025
TOTALS	4,412		

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%	- 2025									
					Heated Area: 3012			HX Base Yr 2025				



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		433,240	
TOTAL MARKET OB/XF VALUE		0	
TOTAL LAND VALUE - MARKET		109,450	
TOTAL MARKET VALUE		457,474	
SOH/AGL Deduction		0	
ASSESSED VALUE		457,474	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		406,063	
TOTAL JUST VALUE		542,690	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		532,141	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045458	New Residential C	350,000	09/14/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1454/1145	12/10/2021	WD	U	V	11	100

GRANTOR: SNELGROVE CHARLES W
 GRANTEE: DARBY TIMOTHY

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

TOTAL OB/XF													0	
													05/06/2026	MLU

BUILDING NOTES												
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BUILDING DIMENSIONS												
BAS=[YR=2025;ORIG=-16,-1] E66 S35 W66 N35 \$												
FCP=[YR=2025;ORIG=86,17] W26 S8 W10 S9 E10 S8 E26 N25 \$												
FOP=[YR=2025;ORIG=-16,-11] E66 S10 W66 N10 \$												
FUS=[YR=2025;ORIG=-61,-1] W45 N5 W9 S11 E17 S9 E37 N15 \$												

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					2.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	22,000								
2	5600	A	TIMBER 3	0		A-1	0.00	0.00	7.95	AC		1.00	1.00	1.00	281.00	281.00	2,234								
3	9910	M	MKT.VAL.AG	0					7.95	AC		1.00	1.00	1.00	11,000.00	11,000.00	87,450								