

COMM NW COR OF NE1/4 OF NE1/4
OF SE1/4, S 29.96 FT, S 408.08
FT FOR POB, E 179.95 FT, S

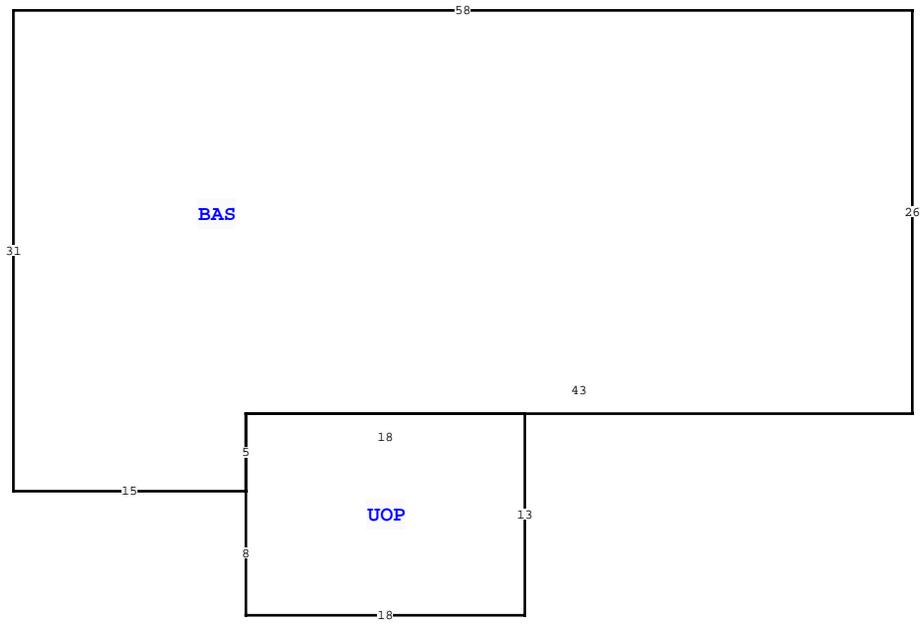
GRAVES DONALD E/GRAVES DONNA M
426 SW BRECKENRIDGE LN
FORT WHITE, FL 32038

2026

07-6S-16-03789-005

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	15	HARDTILE	70
Interior Floor	14	CARPET	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame		N/A	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	100
Quality	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	7616.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,583	100	
UOP	234	20	
TOTALS	1,817		

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%	- 2002								
			Heated Area: 1583				HX Base Yr 2002				



COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 3				Tax Dist:		
BUILDING MARKET VALUE				146,243		
TOTAL MARKET OB/XF VALUE				7,850		
TOTAL LAND VALUE - MARKET				18,180		
TOTAL MARKET VALUE				172,273		
SOH/AGL Deduction				63,914		
ASSESSED VALUE				108,359		
TOTAL EXEMPTION VALUE				HX HB BX 56,411		
BASE TAXABLE VALUE				51,948		
TOTAL JUST VALUE				172,273		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				157,779		
LAND:1:1: JOINS 3789-003 TOTAL 40 AC						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
000053110	Remodel	6,000	05/14/2025			
17766	REMODEL	215	12/20/2000			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1356/2176	12/15/2017	WD	U	I	11	100
GRANTOR: JOHN SCOTT & DIANNA E						
GRANTEE: DONALD E & DONNA M						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS= W58 S31 E15 UOP= S8 E18 N13 W18 S5\$ N5 E43 N26\$.						

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	0180	FPLC 1STRY	0	100	0	0		1.00	UT 2,000.00	100	2017	2017	3	100	2,000	
2	0210	GARAGE U	0	100	0	0		1.00	UT 0.00	100	2018	2018	3	100	4,950	
3	0070	CARPORT UF	0	100	0	0		1.00	UT 0.00	100	2018	2018	3	100	900	
TOTALS															7,850	

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	1.01	AC		1.00	1.00	1.00	18,000.00	18,000.00	18,180							