AKA LOT 17 TUSTENUGEE TRAILS
S/D UNREC: COMM NW COR OF
NE1/4 OF SEC 12-6S-16, RUN S

DAHM JAMES/DAHM ROSEMARIE S
235 SW JACK RABBIT CT
FORT WHITE, FL 32038

2027

07-6S-17-03816-317

BUILDING CHARACTERISTICS

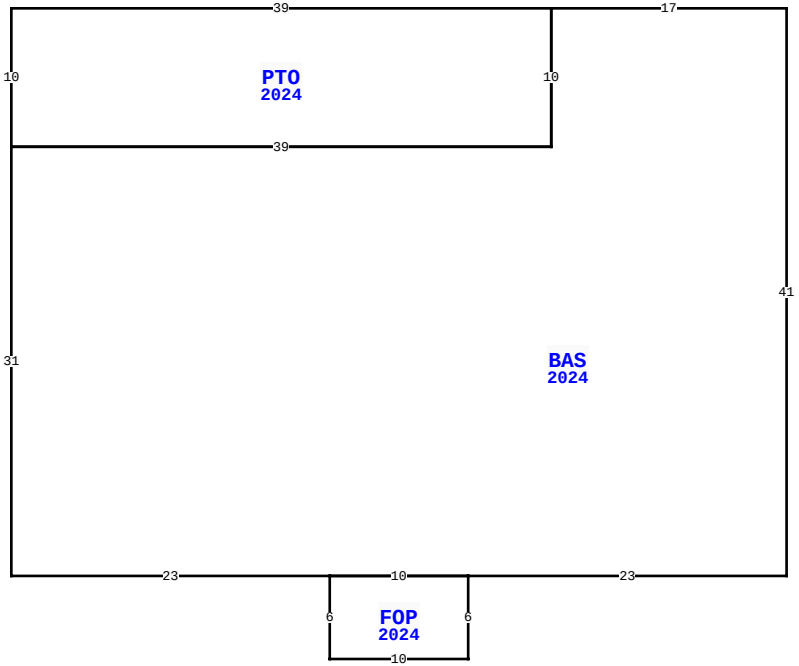
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	12616.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,906	100	2024	1,906	225,210
FOP	60	30	2024	18	2,127
PTO	390	5	2024	20	2,363
TOTALS	2,356			1,944	229,700

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,944	109.6100	120.57	234,388	2023	2023	0	0	0	2.00	98.00

1 SINGLE FAM 100% - 2025 Heated Area: 1906 HX Base Yr 2025



235 SW JACK RABBIT CT, FORT WHITE

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

EXTRA FEATURES

LN	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	0285	SALVAGE	0	100	76	16	1.00	UT	0.00	0.00	100	2000	2000	3	100	3,000	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2024	2023		100	1,200	
3	0281	POOL R/FIB	0	100	14	30	420.00	UT	65.00	65.00	100	2026	2025		98	26,754	
4	0080	DECKING	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	2026	2025		100	1,500	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		229,700
TOTAL MARKET OB/XF VALUE		32,454
TOTAL LAND VALUE - MARKET		110,220
TOTAL MARKET VALUE		372,374
SOH/AGL Deduction		0
ASSESSED VALUE		372,374
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		320,963
TOTAL JUST VALUE		372,374
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		376,546

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053570	Swimming Pool and	82,900	07/14/2025
000045522	New Residential C	170,000	02/21/2023
19479	M H	125	04/29/2002
14926	M H	125	01/08/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1229/1567	1/31/2012	QC	U	I	11	39,000
GRANTOR: JOSEPH A & LISA L THO						
GRANTEE: JAMES & ROSEMARIE S						
1215/1750	6/02/2011	WD	U	I	11	0
GRANTOR: COLUMBIA PLANTATION C						
GRANTEE: JOSEPH A & LISA L T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=60,10] S31 E23 E10 E23 N41 W17 S10 W39 $
PTO=[YR=2024;ORIG=60,0] S10 E39 N10 W39 $
FOP=[YR=2024;ORIG=83,41] S6 E10 N6 W10 $
.

LAND DESCRIPTION

TOTAL OB/XF 32,454

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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			0.00	0.00	10.02	AC		1.00	1.00	1.00	11,000.00	11,000.00	110,220							

REVIEW DATE 03/09/2026 BY robin Total Acres: 10.02 Total Land Value: 110,220 Market: 0 Agricultural: 0 Common: 110,220 PRINTED 11/17/2026 BY SYS