COMM NW COR OF NE1/4 OF SEC 12 6
22.91 FT TO S R/W ICHETUCKNEE RD
R/W 1347.02 FT, S 1221.20 FT, E

DAWES HEIDI JEAN/DAWES STEVEN WILLIAM
140 SW SQUIRREL CT
FT WHITE, FL 32038

2027

07-6S-17-03816-321

BUILDING CHARACTERISTICS

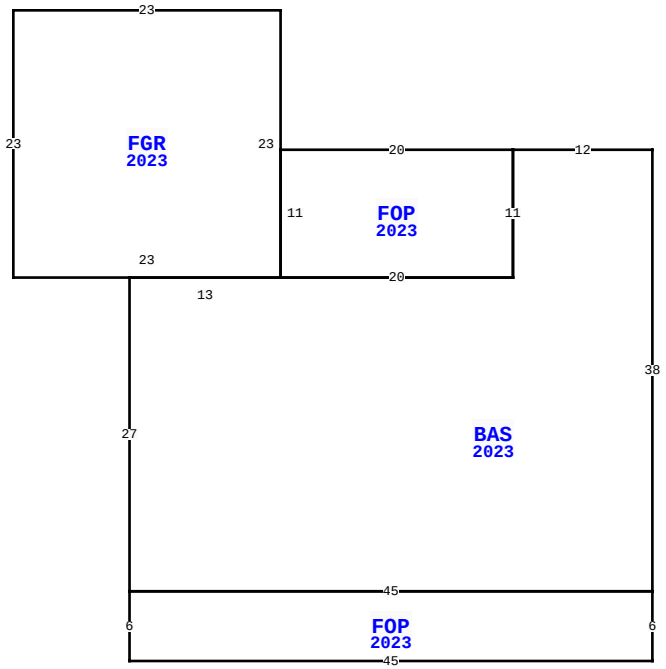
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
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	1,347	100	2023	1,347	181,277
FGR	529	55	2023	291	39,162
FOP	220	30	2023	66	8,882
FOP	270	30	2023	81	10,901
TOTALS	2,366			1,785	240,221

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,785	126.1260	138.74	247,651	2022	2022	0	0	0	3.00	97.00

1 SINGLE FAM 100% - 2023 Heated Area: 1347 HX Base Yr 2023



140 SW SQUIRREL CT, FORT WHITE

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		240,221
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		110,220
TOTAL MARKET VALUE		350,441
SOH/AGL Deduction		181,168
ASSESSED VALUE		169,273
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		117,862
TOTAL JUST VALUE		350,441
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		354,805

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000041919	New Residential C	180,000	05/14/2021
000041587	Electrical Servic	0	03/24/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1406/0458	2/20/2020	WD	Q	V	01	54,000
GRANTOR: ALVIN LEONARD & JANIC						
GRANTEE: HEIDI JEAN & STEVEN						
1404/1400	1/16/2020	WD	Q	V	05	50,000
GRANTOR: KUM & CINDAMANIE KARA						
GRANTEE: ALVIN LEONARD & JAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=60,21] S27 E45 N38 W12 S11 W20 W13 $
FGR=[YR=2023;ORIG=50,-2] E23 S23 W23 N23 $
FOP=[YR=2023;ORIG=60,48] E45 S6 W45 N6 $
FOP=[YR=2023;ORIG=93,10] W20 S11 E20 N11 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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 12/28/2022 BY HC Total Acres: 10.02 Total Land Value: 110,220 Market: 0 Agricultural: 0 Common: 110,220 PRINTED 11/17/2026 BY SYS