

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

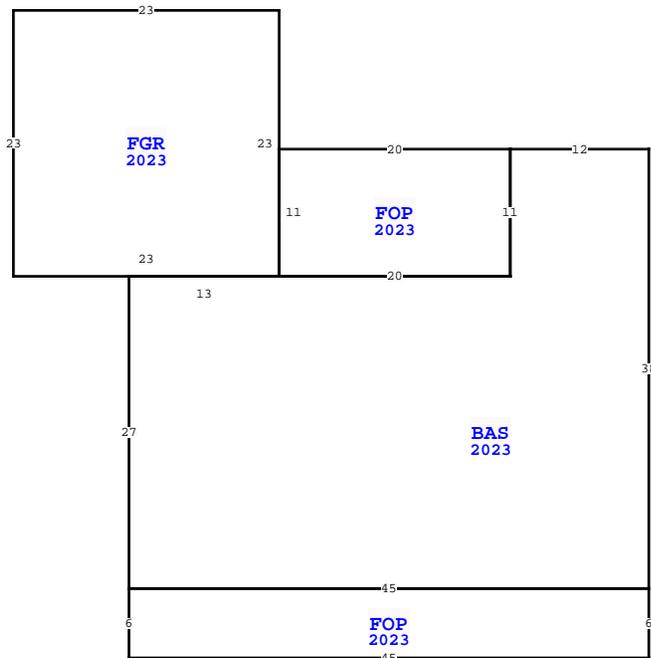
DAWES HEIDI JEAN/DAWES STEVEN WILLIAM
 140 SW SQUIRREL CT
 FT WHITE, FL 32038

2026

07-6S-17-03816-321


ELEMENT		CD	BUILDING CHARACTERISTICS		CONSTRUCTION	
Exterior Wall	32		HARDIE BRD	100		
Exterior Wall	00		N/A	0		
Roof Structure	08		IRREGULAR	100		
Roof Cover	03		COMP SHNGL	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	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	184,569	
FGR	529	55	2023	291	39,874	
FOP	220	30	2023	66	9,043	
FOP	270	30	2023	81	11,099	
TOTALS	2,366			1,785	244,585	

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% - 2023									
Heated Area: 1347						HX Base Yr 2023					



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		244,585	
TOTAL MARKET OB/XF VALUE		0	
TOTAL LAND VALUE - MARKET		110,220	
TOTAL MARKET VALUE		354,805	
SOH/AGL Deduction		190,462	
ASSESSED VALUE		164,343	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		112,932	
TOTAL JUST VALUE		354,805	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		342,296	

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	Q	V	01	54,000
GRANTOR: ALVIN LEONARD & JANIC						
GRANTEE: HEIDI JEAN & STEVEN						
1404/1400	1/16/2020	WD Q	Q	V	05	50,000
GRANTOR: KUM & CINDAMANIE KARA						
GRANTEE: ALVIN LEONARD & JAN						

EXTRA FEATURES		140 SW SQUIRREL CT, FORT WHITE														
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

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

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 \$											

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			0.00	0.00	10.02	AC		1.00	1.00	1.00	11,000.00	11,000.00	110,220							