SE1/4 OF NW1/4, EX 1 ACRE DESC O
& EX THAT PART LYING WEST OF CNT
RD DESC ORB 1044-2395 & EX 17.69

FOERSTER JAMES M TRUSTEE
747 SW ROCK WAY
FORT WHITE, FL 32038

2026

07-7S-17-09932-004

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9901	AC/XFOB	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	7717.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

691 SW ROCK WAY, FORT WHITE

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	16,270
TOTAL LAND VALUE - MARKET	87,600
TOTAL MARKET VALUE	103,870
SOH/AGL Deduction	28,451
ASSESSED VALUE	75,419
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	75,419
TOTAL JUST VALUE	103,870
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	85,620

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1274/0129	4/28/2014	WD	U	I	11	100
GRANTOR: JAMES M FOERSTER						
GRANTEE: JAMES M FOERSTER AS						
1254/0645	5/06/2013	WD	U	V	37	50,000
GRANTOR: RICHARD L & XENE NELS						
GRANTEE: JAMES M FOERSTER						

BUILDING NOTES

BUILDING DIMENSIONS

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	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300	
2	0166	CONC,PAVMT	0	0	22	41	902.00	UT	2.00	2.00	100	2013	2013	3	100	1,804	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0166	CONC,PAVMT	0	0	4	52	208.00	UT	2.00	2.00	100	2013	2013	3	100	416	
5	0030	BARN,MT	0	0	25	30	750.00	UT	9.00	9.00	100	2013	2013	3	100	6,750	

LAND DESCRIPTION

TOTAL OB/XF 16,270

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	9901	C	AC/XFOB	0		A-1	0.00	0.00	7.30	AC		1.00	1.00	1.00	12,000.00	12,000.00	87,600							

REVIEW DATE 11/08/2017 BY DF Total Acres: 7.30 Total Land Value: 87,600 Market: 0 Agricultural: 0 Common: 87,600 PRINTED 06/30/2026 BY SYS