

(AKA LOT 3 SOUTHFORK UNREC):
 COMM SW COR, RUN E 46.86 FT
 TO A PT ON E R/W SR-47, RUN N

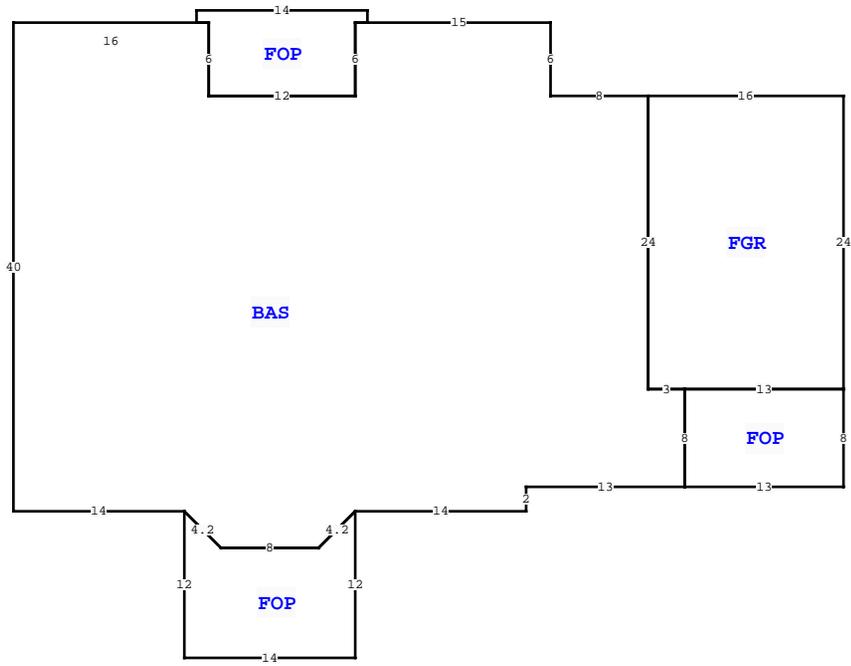
BARGAR CHARLES JOHN II/BARGAR CHUN CHA
 232 SW JADE COURT
 FT WHITE, FL 32038

2026

10-6S-16-03814-103

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	11	CLAY TILE	90
Interior Floo	14	CARPET	10
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
Architectual	05	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	06	06	
DOR CODE	5000 IMPROVED AG		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	10616.020 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,997	100	
FGR	384	55	
FOP	86	30	
FOP	104	30	
FOP	135	30	
TOTALS	2,706		

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0100	01	2,305	131.8086	150.26	346,349	2004	2004	0	0	0	21.00	79.00		
1 SINGLE FAM 0% - 2026 Heated Area: 1997 HX Base Yr														



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			273,616
TOTAL MARKET OB/XF VALUE			5,828
TOTAL LAND VALUE - MARKET			110,110
TOTAL MARKET VALUE			325,234
SOH/AGL Deduction			0
ASSESSED VALUE			325,234
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			325,234
TOTAL JUST VALUE			389,554
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			373,153

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051771	Roof Replacement	20,000	12/11/2024
21634	SFR	570	03/18/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0998/2338	10/29/2003	WD	Q	V		44,000
GRANTOR: BARBARA C TOVES						
GRANTEE: CHARLES JOHN II & C						
0872/0988	12/30/1998	WD	Q	V		35,000
GRANTOR: GLENN FARMS						
GRANTEE: TOVES						

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	0296	SHED METAL	0	0	8	12	96.00	UT	5.00	5.00	100	2004	2004	3	100	480	
2	0166	CONC, PAVMT	0	0	0	0	774.00	UT	2.00	2.00	100	2004	2004	3	100	1,548	
3	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	2,000	
4	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	
5	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	400	
6	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,200	

TOTAL OB/XF													
5,828													

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS= W8 N6 W15 FOP= N1 W14 S1 E1 S6 E12 N6 E1\$ W1 S6 W12 N6 W16 S40 E14 FOP= S12 E14 N12 L3 D3 W8 U3 L3 \$ R3 D3 E8 U3 R3 E14 N2 E13 FOP= E13 N8 W13 S8\$ N8 FGR= E13 N24 W16 S24 E3\$ W3 N24 \$.													

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	0		A-1	0.00	0.00	4.01	AC		1.00	1.00	1.00	11,000.00	11,000.00	44,110							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	6.00	AC		1.00	1.00	1.00	280.00	280.00	1,680							
3	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	6.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	66,000							