

AKA LOT 12 SOUTHFORK S/D UNR:
COMM NW COR OF SW1/4 OF SE1/4,
RUN E 1297.59 FT FOR POB, CONT

FABIAN FREDERICK M/FABIAN LOURENE H
911 SW GRASSY LN
FORT WHITE, FL 32038-3937

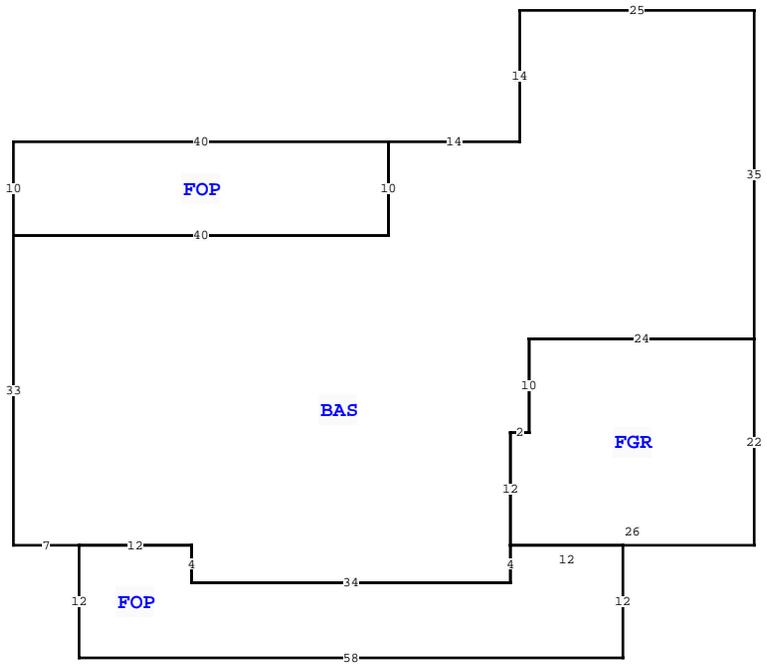
2026

10-6S-16-03814-112



ELEMENT		CD	CONSTRUCTION		
Exterior Wall	32		HARDIE BRD	100	
Roof Structur	08		IRREGULAR	100	
Roof Cover	03		COMP SHNGL	100	
Interior Wall	05		DRYWALL	100	
Interior Floor	15		HARDTILE	70	
Interior Floor	12		HARDWOOD	30	
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	
Architctual	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,931	100		2,931	315,902
FGR	552	55		304	32,765
FOP	400	30		120	12,934
FOP	560	30		168	18,107
TOTALS	4,443			3,523	379,708

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2	SINGLE FAM	100%	2005								
Heated Area: 2931						HX Base Yr 2005					



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		379,708	
TOTAL MARKET OB/XF VALUE		54,860	
TOTAL LAND VALUE - MARKET		180,720	
TOTAL MARKET VALUE		457,979	
SOH/AGL Deduction		128,974	
ASSESSED VALUE		329,005	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		277,594	
TOTAL JUST VALUE		615,288	
NCON VALUE		5,700	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		607,630	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051658	Roof Replacement	28,000	11/26/2024
21474	SFR	834	02/04/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1178/0806	7/24/2009	WD	U	V	11	100

GRANTOR: ELSA Y VANEGAS
GRANTEE: FREDERICK M & LOURE
0942/1791 12/15/2001 WD Q V 37,300
GRANTOR: MIEGEL
GRANTEE: ELSA VANEGAS

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/07/2026	MLU

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	0166	CONC, PAVMT	0	100	0	0	UT	2.00	2.00	100	2004	2004	3	100	1,620	
2	0031	BARN, MT AE	0	100	40	60	UT	12.00	12.00	75	2007	2007	3	75	21,600	
3	0296	SHED METAL	0	100	0	0	UT	600.00	600.00	75	2014	2014	3	75	450	
4	0296	SHED METAL	0	100	0	0	UT	0.00	0.00	100	2014	2014	3	100	800	
5	9946	Well	0	0	0	0	UT	4,000.00	4,000.00	100			3	100	4,000	
6	0010	BARN, BLK	0	0	40	48	UT	13.00	13.00	75	2014	2014	3	75	18,720	
7	0040	BARN, POLE	0	100	24	26	UT	2.50	2.50	75	2014	2014	3	75	1,170	
8	0070	CARPORT UF	0	100	0	0	UT	0.00	0.00	100	2014	2014	3	100	400	
9	0070	CARPORT UF	0	100	0	0	UT	0.00	0.00	100	2014	2014	3	100	400	
10	0104	GENERATOR	0	100	0	0	UT	6,000.00	6,000.00	100	2026	2025		95	5,700	

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	DPHT 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		A-1	0.00	0.00	2.04	AC		1.00	1.00	1.00	9,000.00	9,000.00	18,360							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	18.04	AC		1.00	1.00	1.00	280.00	280.00	5,051							
3	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	18.04	AC		1.00	1.00	1.00	9,000.00	9,000.00	162,360							

REVIEW DATE 04/29/2026 BY ks																													
Total Acres: 20.08						Total Land Value: 23,411						Market: 162,360						Agricultural: 5,051						Common: 18,360					