

COMM NE COR OF SW1/4, RUN W 2431  
 CONT W 162.73 FT, S 1363.62 FT,  
 1363.31 FT TO POB (PART OF PRCL)

JOHNSON BENJAMIN/JOHNSON RACHAEL  
 535 SW SCOUT GLN  
 FORT WHITE, FL 32038

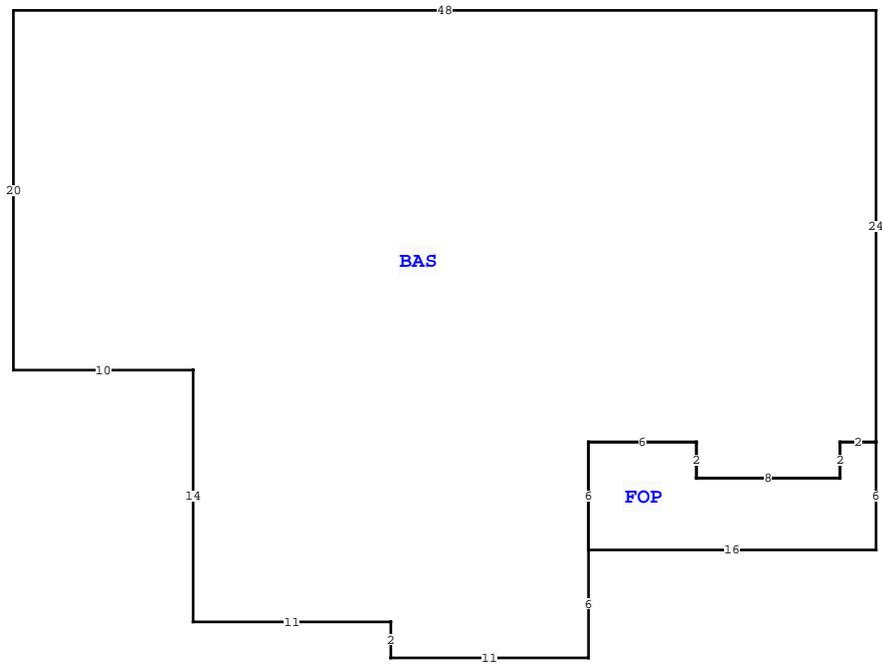
2026

11-6S-16-03816-168



ELEMENT		CD	CONSTRUCTION		
Exterior Wall	31	VINYL	SID	100	
Roof Structur	03	GABLE/HIP		100	
Roof Cover	03	COMP SHNGL		100	
Interior Wall	05	DRYWALL		100	
Interior Floor	13	LAM/VNLPLK		90	
Interior Floor	15	HARDTILE		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	
Quality	06	06			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA		02	
NEIGHBORHOOD/LOC	11616.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,370	100		1,370	168,870
FOP	80	30		24	2,959
TOTALS	1,450			1,394	171,828

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%	- 2024		131.48	183,283	2016	2020	0	0	6.25	93.75
				Heated Area: 1370			HX Base Yr 2024					



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		171,828	
TOTAL MARKET OB/XF VALUE		0	
TOTAL LAND VALUE - MARKET		50,900	
TOTAL MARKET VALUE		222,728	
SOH/AGL Deduction		0	
ASSESSED VALUE		222,728	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		171,317	
TOTAL JUST VALUE		222,728	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		225,019	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
34041	SFR	454	05/09/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1497/1442	8/21/2023	WD Q	Q	I	01	272,000
GRANTOR: B SIMPLE INVESTMENTS						
GRANTEE: JOHNSON BENJAMIN						
1491/175	5/23/2023	CT U	I	I	18	157,000
GRANTOR: GLASPIE RUTH E						
GRANTEE: B SIMPLE INVESTMENT						

EXTRA FEATURES		535 SW SCOUT GLN, 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		LAND DATE	
INC DATE		AG DATE	
		05/13/2024	MLU

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS= W48 S20 E10 S14 E11 S2 E11 N6 FOP= E16 N6 W2 S2 W8 N2 W6 S6\$ N6 E6 S2 E8 N2 E2 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	100		A-1	0.00	0.00	5.09	AC		1.00	1.00	1.00	10,000.00	10,000.00	50,900							