

BEG SE COR OF SE1/4 OF SW1/4, RU
1300.28 FT, E 836.92 FT, S 1298.
(AKA LOTS 48 & 49 CROSS ROADS UN

STRICKLAND CHARLES W
962 SW SCOUT GLN
FORT WHITE, FL 32038

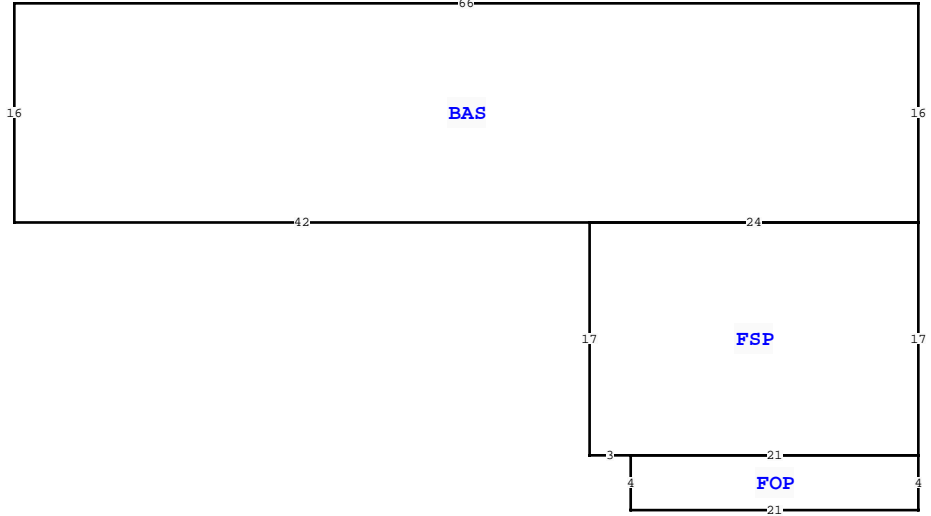
2026

12-6S-16-03816-149



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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	14	CARPET	90
Interior Floor	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Stories	1.	1.	100
Architectural	01	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	5000 IMPROVED AG		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	12616.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,056	100	
FOP	84	35	
FSP	408	40	
TOTALS	1,548		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	MANUF	1	100%	- 2003	Heated Area: 1056			HX Base Yr 2003				



COLUMBIA COUNTY PROPERTY		PAGE 1 of 2	3
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			101,371
TOTAL MARKET OB/XF VALUE			20,990
TOTAL LAND VALUE - MARKET			174,580
TOTAL MARKET VALUE			145,425
SOH/AGL Deduction			44,364
ASSESSED VALUE			101,061
TOTAL EXEMPTION VALUE	HX HB		48,183
BASE TAXABLE VALUE			52,878
TOTAL JUST VALUE			296,941
NCON VALUE			27,878
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			225,783

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000041697	Electrical Servic	0	04/08/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1138/0200	10/19/2007	QC	Q	I	01	0
GRANTOR: CHARLES W & TERRI L S						
GRANTEE: CHARLES W STRICKLAN						
0973/0447	12/15/2002	WD	Q	V		50,500
GRANTOR: SUBRANDY LIMITED PART						
GRANTEE: CHARLES W & TERRI L						

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	0294	SHED WOOD/	0	100	8	12	1.00	UT	0.00	100	2002	2002	3	100	300	
2	0040	BARN, POLE	0	100	30	100	3,000.00	UT	2.50	50	2002	2002	3	50	3,750	
3	0255	MBL HOME S	0	100	10	50	500.00	UT	1.00	100	2002	2002	3	100	500	
4	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	100	2010	2010	3	100	50	
5	0080	DECKING	0	100	0	0	1.00	UT	0.00	100	2010	2010	3	100	50	
6	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	100			3	100	7,000	
7	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	100	2010	2010	3	100	100	
8	0070	CARPORT UF	0	100	18	20	360.00	UT	1.50	100	2010	2010	3	100	540	
9	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	100			3	100	7,000	
10	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	100	2010	2010	3	100	100	

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	0200	C	MBL HM	100			0.00	0.00	1.00	AC		1.00	1.00	1.00	7,000.00	7,000.00	7,000							
2	5500	A	TIMBER 2	0			0.00	0.00	16.01	AC		1.00	1.00	1.00	445.00	445.00	7,124							
3	6200	A	PASTURE 3	0			0.00	0.00	6.93	AC		1.00	1.00	1.00	280.00	280.00	1,940							
4	9910	M	MKT.VAL.AG	0			0.00	0.00	22.94	AC		1.00	1.00	1.00	7,000.00	7,000.00	160,580							
5	0200	C	MBL HM	100			0.00	0.00	1.00	AC		1.00	1.00	1.00	7,000.00	7,000.00	7,000							

REVIEW DATE 04/28/2026 BY ks																								
Total Acres: 24.94					Total Land Value: 23,064					Market: 160,580					Agricultural: 9,064					Common: 14,000				

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FORT WHITE, FL 32038

2026

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BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE	100
Exterior Wall	00	N/A	0
Roof Structure	07	GAMBREL	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	08	SHT VINYL	100
Interior Floor	00	N/A	0
Air Condition	03	CENTRAL	100
Heating Type	02	CONVECTION	100
Bedrooms		1	100
Bathrooms		1	100
Frame	01	NONE	100
Stories	1.	1.	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	04	04	
DOR CODE	5000 IMPROVED AG		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	12616.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	440	100	2026
UOP	560	20	2026
TOTALS	1,000		
		552	27,878

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0102	01	552	93.1000	57.72	31,861	2015	2015	0	0	12.50	87.50
2 STRG/CONV		0% - 2026		Heated Area: 440			HX Base Yr 2003				
<div style="border: 1px solid black; width: 100%; height: 100%; position: relative;"> <div style="position: absolute; top: 50%; left: 50%; transform: translate(-50%, -50%); color: blue;"> <p>UOP 2026</p> <p>BAS 2026</p> </div> </div>											
882 SW SCOUT GLN, FORT WHITE											
BLD DATE		XF DATE		LGL DATE		LAND DATE		AG DATE		MLU SPF	
				05/07/2026		01/31/2023					

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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
12	0060	CARPOT F	0	100	0	0			0.00	100	2014	2014	3	100	1,600	
TOTAL OB/XF 1,600																

BUILDING NOTES											

BUILDING DIMENSIONS											
UOP=[YR=2026;ORIG=18,10] E40 S14 W40 N14 \$											
BAS=[YR=2026;ORIG=18,24] E40 S11 W40 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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV