

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

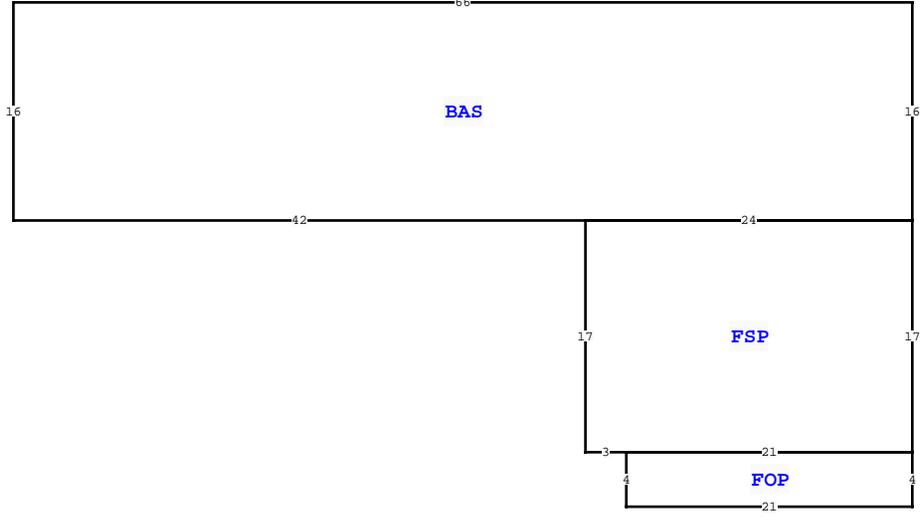
2026

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		1,248 75,051

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0201	02	1,248	113.9000	109.34	136,456	2006	2006	0	0	45.00	55.00	
1 MANUF 1 100% - 2003 Heated Area: 1056 HX Base Yr 2003												



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			75,051
TOTAL MARKET OB/XF VALUE			27,590
TOTAL LAND VALUE - MARKET			174,580
TOTAL MARKET VALUE			125,705
SOH/AGL Deduction			48,585
ASSESSED VALUE			77,120
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			25,709
TOTAL JUST VALUE			277,221
NCON VALUE			0
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							
													TOTAL OB/XF 19,390											

BUILDING NOTES												
BLD DATE												
XF DATE												
INC DATE												
LGL DATE												
LAND DATE												
AG DATE												
05/07/2026 MLU												
01/31/2023 SPF												

BUILDING DIMENSIONS												
BAS= W66 S16 E42 FSP= S17 E3 FOP= S4 E21 N4 W21\$ E21 N17 W24\$ E24 N16\$.												

LAND DESCRIPTION													TOTAL OB/XF											
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<b>REVIEW DATE</b> 07/29/2021 <b>BY</b> JB    Total Acres: 24.94    Total Land Value: 23,064    Market: 160,580    Agricultural: 9,064    Common: 14,000 <b>PRINTED 05/07/2026 BY SYS</b>																																													