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

2027

12-6S-16-03816-149

BUILDING CHARACTERISTICS

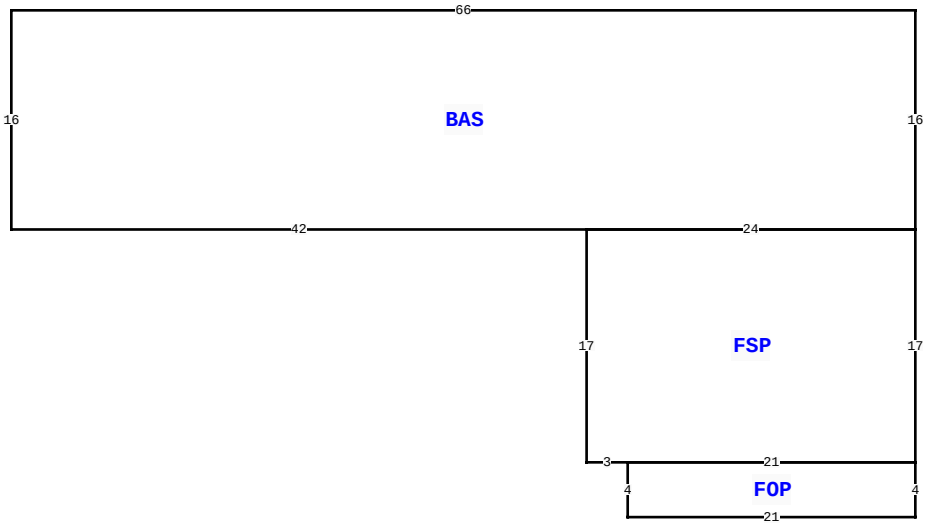
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,056	100		1,056	61,524
FOP	84	35		29	1,690
FSP	408	40		163	9,497
TOTALS	1,548			1,248	72,711

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	105.93	132,201	2006	2006	0	0	0	45.00	55.00

1 MANUF 1 100% - 2003 Heated Area: 1056 HX Base Yr 2003



882 SW SCOUT GLN, FORT WHITE

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

EXTRA FEATURES

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		99,692
TOTAL MARKET OB/XF VALUE		20,990
TOTAL LAND VALUE - MARKET		174,580
TOTAL MARKET VALUE		143,746
SOH/AGL Deduction		41,658
ASSESSED VALUE		102,088
TOTAL EXEMPTION VALUE	HX HB	50,107
BASE TAXABLE VALUE		51,981
TOTAL JUST VALUE		295,262
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		296,941

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						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 19,390

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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 PRINTED 11/16/2026 BY SYS

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

2027

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BUILDING CHARACTERISTICS

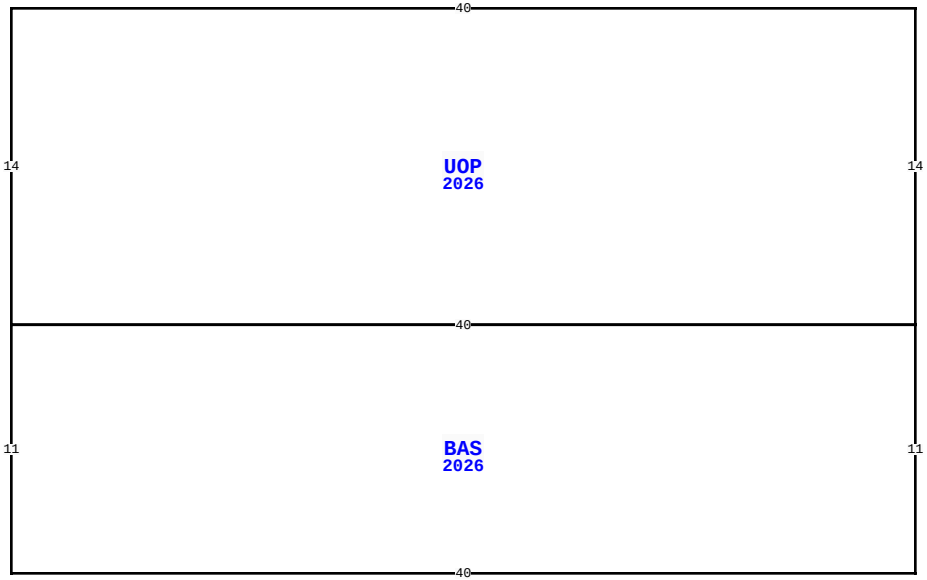
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Exterior Wall	00	N/A 0
Roof Structur	07	GAMBREL 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	02	CONVECTION 100
Bedrooms		1 100
Bathrooms		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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	440	100	2026	440	21,506
UOP	560	20	2026	112	5,474
TOTALS	1,000			552	26,981

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	55.86	30,835	2015	2015	0	0	0	12.50	87.50

2 STRG/CONV 0% - 2026 Heated Area: 440 HX Base Yr 2003



882 SW SCOUT GLN, FORT WHITE

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

EXTRA FEATURES

LN	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
11	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,600	

COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 3

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GRANTEE: CHARLES W STRICKLAN						
0973/0447	12/15/2002	WD	Q	V		50,500
GRANTOR: SUBRANDY LIMITED PART						
GRANTEE: CHARLES W & TERRI L						

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 1,600

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

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 PRINTED 11/16/2026 BY SYS