

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)

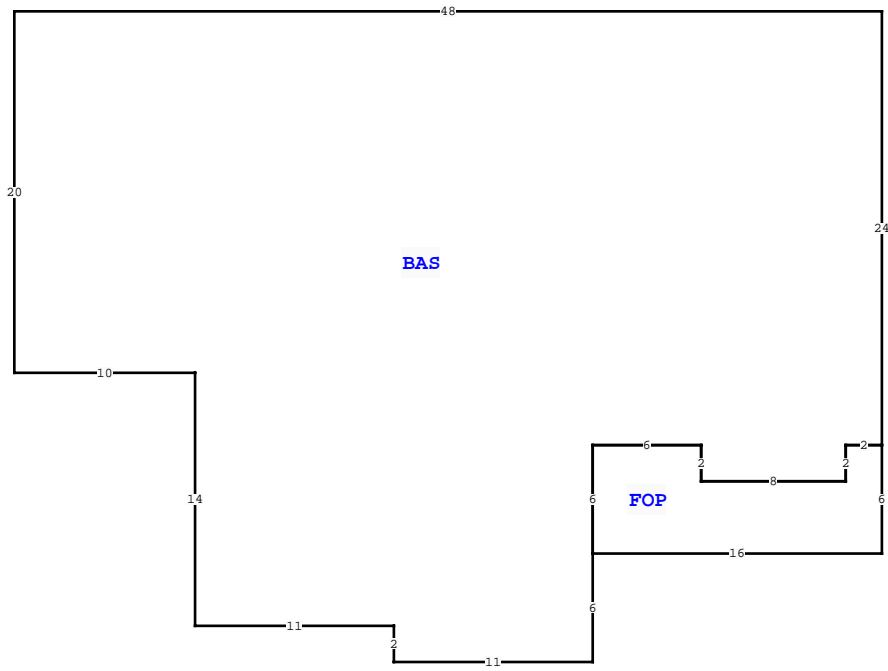
JOHNSON BENJAMIN/JOHNSON RACHAEL
 535 SW SCOUT GLN
 FORT WHITE, FL 32038

2026

12-6S-16-03816-168


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	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
Architectural Units	05	CONV	100
		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
BAS	1,370	100	
FOP	80	30	
TOTALS	1,450		

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								
				Heated Area: 1370			HX Base Yr	2024			



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			171,828
TOTAL MARKET OB/XF VALUE			1,200
TOTAL LAND VALUE - MARKET			66,170
TOTAL MARKET VALUE			239,198
SOH/AGL Deduction			9,436
ASSESSED VALUE			229,762
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			178,351
TOTAL JUST VALUE			239,198
NCON VALUE			1,200
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	I	01	272,000
GRANTOR: B SIMPLE INVESTMENTS						
GRANTEE: JOHNSON BENJAMIN						
1491/175	5/23/2023	CT	U	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
1	0070	CARPOT UF	0 100
2	0296	SHED METAL	0 100

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
			05/06/2026		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	13,000.00	13,000.00	66,170							