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

2027

12-6S-16-03816-168

BUILDING CHARACTERISTICS

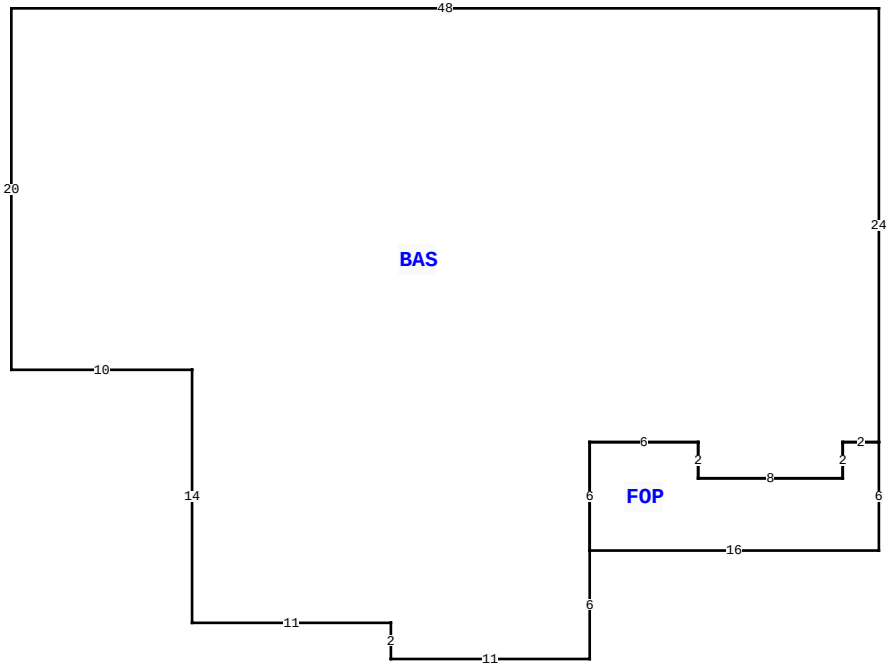
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	165,851
FOP	80	30		24	2,905
TOTALS	1,450			1,394	168,757

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,394	117.3900	129.13	180,007	2016	2020	0	0	0	6.25	93.75

1 SINGLE FAM 100% - 2024 Heated Area: 1370 HX Base Yr 2024



535 SW SCOUT GLN, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		168,757
TOTAL MARKET OB/XF VALUE		1,200
TOTAL LAND VALUE - MARKET		66,170
TOTAL MARKET VALUE		236,127
SOH/AGL Deduction		0
ASSESSED VALUE		236,127
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		184,716
TOTAL JUST VALUE		236,127
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		239,198

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						

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$.

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	0070	CARPORT UF	0	100	0	0	1.00	UT	800.00	800.00	100	2026	2025		100	800	
2	0296	SHED METAL	0	100	0	0	1.00	UT	400.00	400.00	100	2026	2025		100	400	

LAND DESCRIPTION

TOTAL OB/XF 1,200

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	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							

REVIEW DATE 10/18/2023 BY TP Total Acres: 5.09 Total Land Value: 66,170 Market: 0 Agricultural: 0 Common: 66,170 PRINTED 11/17/2026 BY SYS