

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

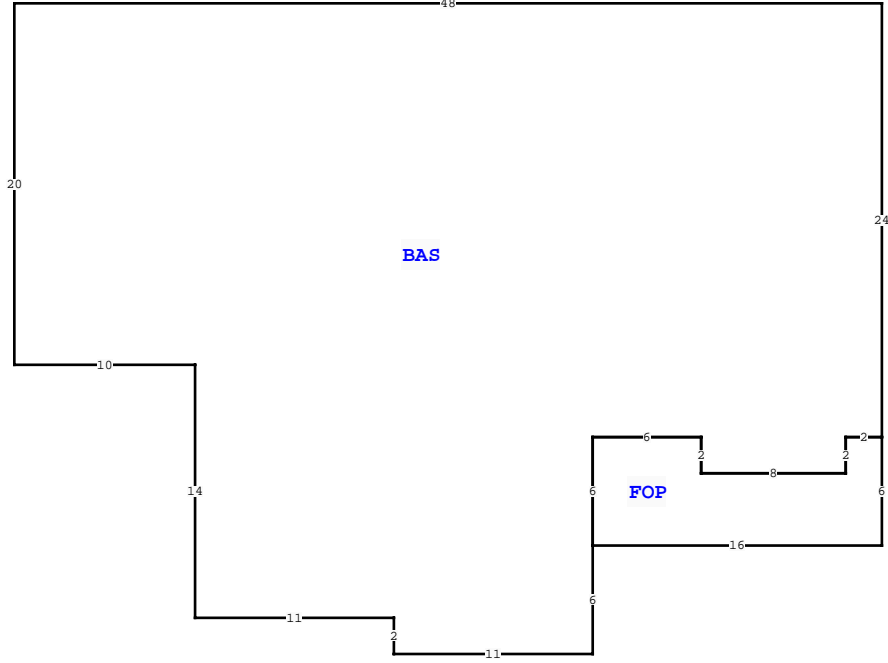
2026

12-6S-16-03816-168



| ELEMENT | | CD | BUILDING CHARACTERISTICS | | |
|------------------|------------------|---------------|--------------------------|--------------|----------------------|
| 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 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 | | |
| 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 | 171,875 |
| FOP | 80 | 30 | | 24 | 3,011 |
| TOTALS | 1,450 | | | 1,394 | 174,886 |

| 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 | | 186,545 | 2016 | 2020 | 0 | 0 | 6.25 | 93.75 |
| | | | | 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 | | | 174,886 |
| TOTAL MARKET OB/XF VALUE | | | 1,200 |
| TOTAL LAND VALUE - MARKET | | | 66,170 |
| TOTAL MARKET VALUE | | | 242,256 |
| SOH/AGL Deduction | | | 12,494 |
| ASSESSED VALUE | | | 229,762 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 | |
| BASE TAXABLE VALUE | | | 178,351 |
| TOTAL JUST VALUE | | | 242,256 |
| 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 | 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 | ADJ UNIT PRICE |
| 1 | 0070 | CARPORT UF | 800.00 |
| 2 | 0296 | SHED METAL | 400.00 |

| 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 | | | | | | | | | | | | | | | 1,200 | | | | | | | |
|------------------|----------|-------------|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|----------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| 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 | | | | | | | |