COMM NW COR OF NE1/4, RUN S 22.9
S LINE ICHETUCKNEE RD, E ALONG R
CONT E 785.95 FT, S 1221.20 FT F

CREWS BRIAN
373 SW CHOCTAW AVE
FORT WHITE, FL 32038

2027

12-6S-16-03816-311

BUILDING CHARACTERISTICS

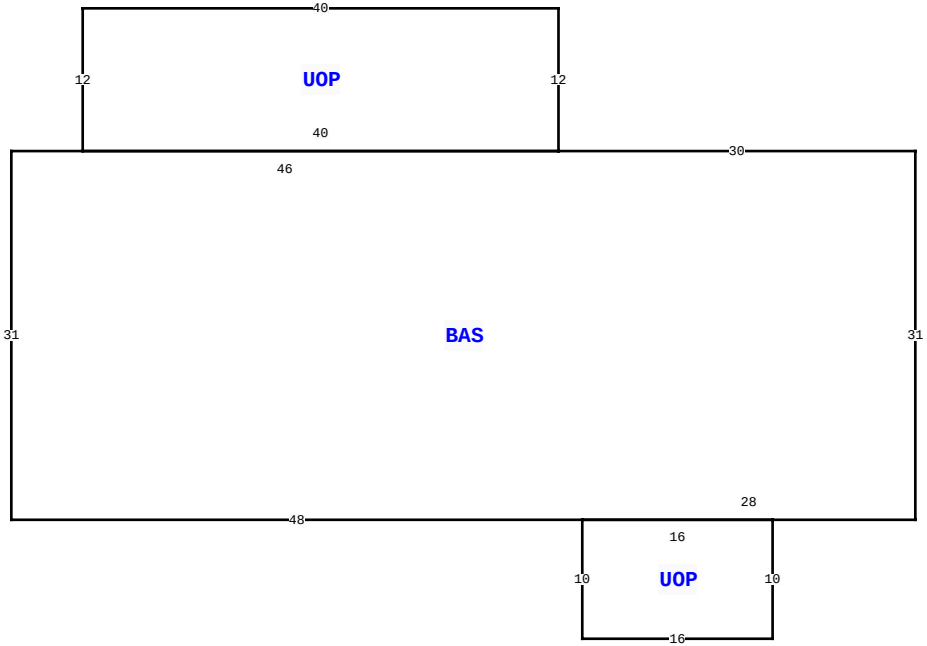
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Stories	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	12616.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,356	100		2,356	139,674
UOP	160	25		40	2,372
UOP	480	25		120	7,114
TOTALS	2,996			2,516	149,160

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,516	115.9000	107.79	271,200	2004	2004	0	0	0	45.00	55.00

2 MANUF 1 100% - 2017 Heated Area: 2356 HX Base Yr 2017



373 SW CHOCTAW AVE, FORT WHITE

BLD DATE	11/16/1998 MO	LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	01/31/2023 SPF

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		149,160
TOTAL MARKET OB/XF VALUE		11,246
TOTAL LAND VALUE - MARKET		110,220
TOTAL MARKET VALUE		173,932
SOH/AGL Deduction		80,608
ASSESSED VALUE		93,324
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		41,913
TOTAL JUST VALUE		270,626
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		272,231

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050760	Roof Replacement	4,400	09/06/2024
20934	M H	125	07/30/2003
14654	M H	125	10/22/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1535/2541	3/18/2025	QC	U	I	11	100
GRANTOR: NIEDRINGHOUS CHEYANNE						
GRANTEE: CREWS BRIAN						
1321/0681	8/08/2016	WD	U	I	12	90,000
GRANTOR: WELLS FARGO BANK NA						
GRANTEE: CHEYANNE NIEDRINGHA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W30 UOP= N12 W40 S12 E40$ W46 S31 E48 UOP= S10 E16 N10 W16$ E28 N31$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2003	2003	3	100	1,200	
2	0296	SHED METAL	0	100	12	23	1.00	UT	1,600.00	1,600.00	50	1998	1998	3	50	800	
3	0020	BARN,FR	0	100	24	24	576.00	UT	6.50	6.50	60	1993	1993	3	60	2,246	
4	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 11,246

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		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	11,000							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	9.02	AC		1.00	1.00	1.00	280.00	280.00	2,526							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	9.02	AC		1.00	1.00	1.00	11,000.00	11,000.00	99,220							

REVIEW DATE 04/27/2026 BY KS Total Acres: 10.02 Total Land Value: 13,526 Market: 99,220 Agricultural: 2,526 Common: 11,000 PRINTED 11/16/2026 BY SYS