

COMM SW COR OF SE1/4, RUN E 1310
 2046.87 FT FOR POB, CONT N 671.4
 FT, S 671.46 FT, W 650.5 FT TO P

LAND JASON CHRISTOPHER/LAND JESSICA HEIMS
 653 SW CHOCTAW AVE
 FORT WHITE, FL 32038

2026

12-6S-16-03816-409

BUILDING CHARACTERISTICS					
ELEMENT	CD CONSTRUCTION				
Exterior Wall	32 HARDIE BRD 100				
Roof Structur	08 IRREGULAR 100				
Roof Cover	12 MODULAR MT 100				
Interior Wall	05 DRYWALL 100				
Interior Floo	13 LAM/VNLPLK 100				
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				
Units	0 100				
Quality	05 05				
DOR CODE	0100 SINGLE FAMILY				
MAP NUM	MKT AREA 02				
NEIGHBORHOOD/LOC	12616.020 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,328	100		2,328	270,586
FGR	646	55		355	41,262
FOP	132	30		40	4,649
FOP	211	30		63	7,323
TOTALS	3,317			2,786	323,820

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,786	110.4000	123.65	344,489	2019	2019	0	0	6.00	94.00

1 SINGLE FAM 100% - 2021 Heated Area: 2328 HX Base Yr 2021

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		323,820	
TOTAL MARKET OB/XF VALUE		9,431	
TOTAL LAND VALUE - MARKET		95,190	
TOTAL MARKET VALUE		428,441	
SOH/AGL Deduction		151,595	
ASSESSED VALUE		276,846	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		225,435	
TOTAL JUST VALUE		428,441	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		431,886	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
38195	SFR	1,203	06/05/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1384/0911	5/10/2019	WD Q	Q	V	03	50,000
GRANTOR: RONDA HALL						
GRANTEE: JASON C & JESSICA H						
1358/0700	4/19/2018	WD Q	Q	V	01	34,500
GRANTOR: ANTHONY DICLEMENTE						
GRANTEE: RONDA HALL						

EXTRA FEATURES																
L N	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	100	2019	2019	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	1,738.00	UT	2.25	100	2019	2019	3	100	3,911	
3	0030	BARN,MT	0	100	12	24	288.00	UT	15.00	100	2019	2019	3	100	4,320	

TOTAL OB/XF												9,431												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	10.02	AC		1.00	1.00	1.00	9,500.00	9,500.00	95,190							

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W30 FOP= W23 S11 E18 N6 R5 U5 \$ D5 L5 S6 W18 S35 E18 S2 FOP= S6 E22 N6 W22\$ E22 N2 E13 N12 FGR= E27 N26 W23 S14 W4 S12\$ N12 E4 N14 W4 N8\$.	

LAND DESCRIPTION		TOTAL OB/XF 9,431																							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	10.02	AC		1.00	1.00	1.00	9,500.00	9,500.00	95,190								