

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

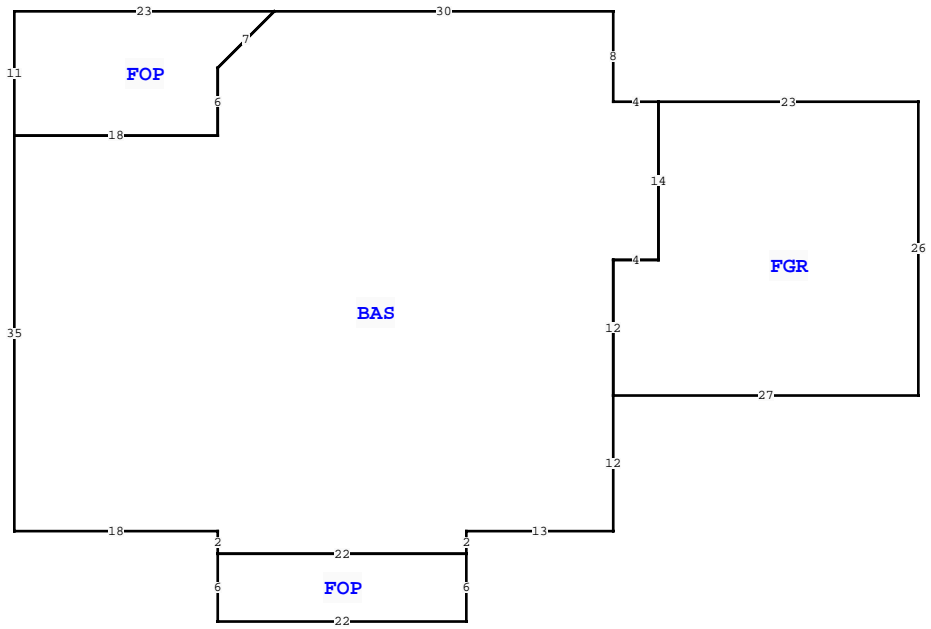
LAND JASON CHRISTOPHER/LAND JESSICA HEIMS
 653 SW CHOCTAW AVE
 FORT WHITE, FL 32038

2026

12-6S-16-03816-409

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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/VNLPK	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
BAS	2,328	100	
FGR	646	55	
FOP	132	30	
FOP	211	30	
TOTALS	3,317		

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%	- 2021								
Heated Area: 2328						HX Base Yr 2021					



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			323,820
TOTAL MARKET OB/XF VALUE			10,631
TOTAL LAND VALUE - MARKET			110,220
TOTAL MARKET VALUE			444,671
SOH/AGL Deduction			166,625
ASSESSED VALUE			278,046
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			226,635
TOTAL JUST VALUE			444,671
NCON VALUE			1,200
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	
4	0070	CARPORT UF	0	100	0	0	1.00	UT	1,200.00	100	2026	2025		100	1,200	

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

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														
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	10.02	AC		1.00	1.00	1.00	11,000.00	11,000.00	110,220							