

COMM SW COR OF SE1/4, RUN E 1310
703.95 FT, E 650.5 FT FOR POB, C
650.03 FT, N 671.46 FT, W 650.03

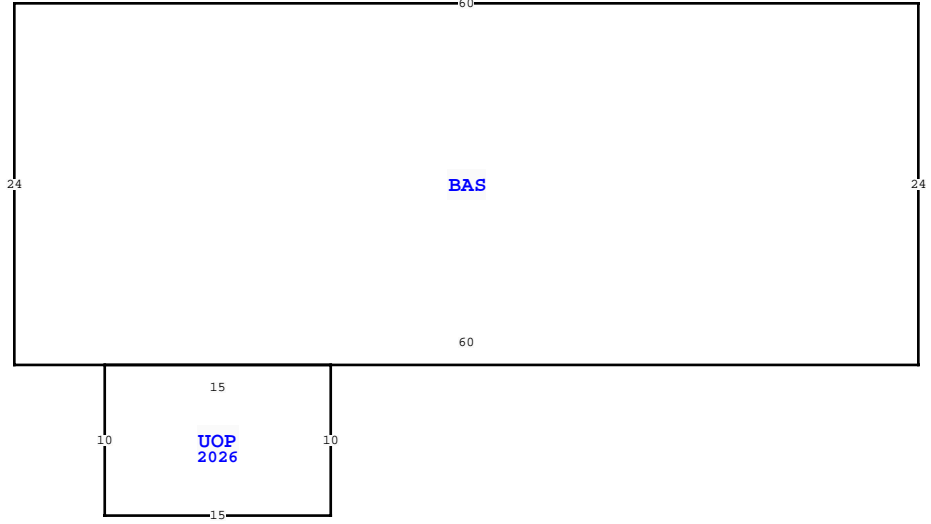
SUMNER JASON L/DEMERS JESSICA ANNE
1193 SW JASMINE ST
FORT WHITE, FL 32038

2026

12-6S-16-03816-414

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Stories	1.	1.	100
Architectural	01	CONV	100
Units		0	100
Condition Adj	02	02	100
Quality	03	03	
DOR CODE	0102 SFRES/MOBILE HOME		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	12616.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,440	100	
UOP	150	25	2026
TOTALS	1,590		
TOTALS		1,478	16,651

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,478	93.8790	56.33	83,256	1981	1981	20	0	60.00	20.00
1 MOBILE HME 0% - 2018 Heated Area: 1440 HX Base Yr 2018											



COLUMBIA COUNTY PROPERTY			PAGE 1 of 3	3
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE			221,745	
TOTAL MARKET OB/XF VALUE			6,080	
TOTAL LAND VALUE - MARKET			110,220	
TOTAL MARKET VALUE			338,045	
SOH/AGL Deduction			83,293	
ASSESSED VALUE			254,752	
TOTAL EXEMPTION VALUE	HX HB		51,411	
BASE TAXABLE VALUE			203,341	
TOTAL JUST VALUE			338,045	
NCON VALUE			51,862	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			272,833	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
35601	SFR	648	07/25/2017
31581	M H	769	11/13/2013

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1428/1753	1/08/2021	QC	U	I	30	100
GRANTOR: SUMNER JASON L						
GRANTEE: SUMNER JASON L						
1322/2715	9/07/2016	WD	Q	I	01	100,000
GRANTOR: DENNIS & HEATHER CHOU						
GRANTEE: JASON L SUMNER						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0169	FENCE/WOOD	0	100	0	0	UT	0.00	0.00	100	2014
2	9947	Septic	0	100	0	0	UT	3,000.00	3,000.00	100	2026
3	0294	SHED WOOD/	0	100	12	24	UT	2,880.00	2,880.00	100	2026

TOTAL OB/XF												6,080												
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	9.02	AC		1.00	1.00	1.00	11,000.00	11,000.00	99,220							
2	0200	C	MBL HM	0					1.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	11,000							

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[ORIG=0,0] W60 S24 E60 N24 \$	
UOP=[YR=2026;ORIG=-54,24] E15 S10 W15 N10 \$	

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703.95 FT, E 650.5 FT FOR POB, C
650.03 FT, N 671.46 FT, W 650.03

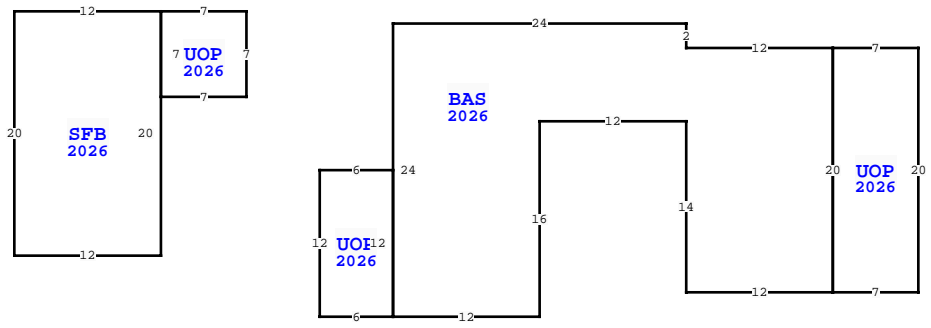
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FORT WHITE, FL 32038

2026

12-6S-16-03816-414

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Exterior Wall	00	N/A	0
Roof Structure	02	SHED	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	02	MIN PLYWD	100
Interior Floor	00	N/A	0
Air Condition	03	CENTRAL	100
Heating Type	03	FORCED AIR	100
Bedrooms		2	100
Bathrooms		1	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	03	03	
DOR CODE	0102 SFRES/MOBILE HOME		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	12616.00 1.00/		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
3	STRG/CONV	100%	-	2026	Heated Area: 864					HX Base Yr	2018



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	624	100	2026	624	32,747
SFB	240	80	2026	192	10,076
UOP	49	20	2026	10	525
UOP	72	20	2026	14	735
UOP	140	20	2026	28	1,469
TOTALS	1,125			868	45,553

1193 SW JASMINE ST, FORT WHITE

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

COLUMBIA COUNTY PROPERTY		PAGE 3 of 3	3
VALUATION SUMMARY			
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Tax Group: 3	Tax Dist:		
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1322/2715	9/07/2016	WD	Q	I	01	100,000
GRANTOR: DENNIS & HEATHER CHOU						
GRANTEE: JASON L SUMNER						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2026;ORIG=70,10] W12 N2 W24 S24 E12 N16 E12 S14 E12 N20 \$	
UOP=[YR=2026;ORIG=70,10] E7 S20 W7 N20 \$	
UOP=[YR=2026;ORIG=28,20] E6 S12 W6 N12 \$	
SFB=[YR=2026;ORIG=3,7] E12 S20 W12 N20 \$	
UOP=[YR=2026;ORIG=15,7] E7 S7 W7 N7 \$	

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

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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV