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

2027

12-6S-16-03816-414

BUILDING CHARACTERISTICS

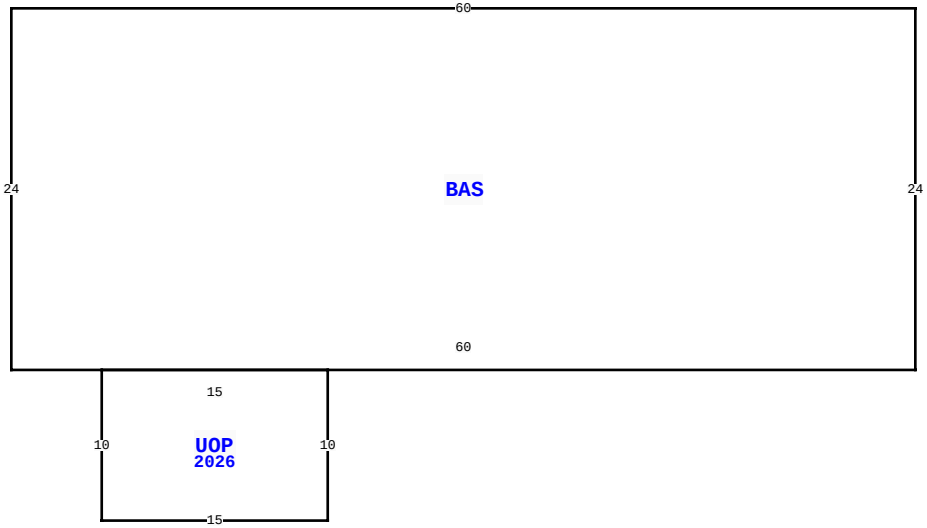
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,440	100		1,440	16,223
UOP	150	25	2026	38	428
TOTALS	1,590			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	0	60.00	20.00

1 MOBILE HME 0% - 2018 Heated Area: 1440 HX Base Yr 2018



1193 SW JASMINE ST, FORT WHITE

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

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	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	
2	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100	2026	2025		100	3,000	
3	0294	SHED WOOD/	0	100	12	24	1.00	UT	2,880.00	2,880.00	100	2026	2025		100	2,880	
4	0001	RES MISC	0	100	0	0	1.00	UT	30,000.00	30,000.00	100	2026	2025		100	30,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		173,347
TOTAL MARKET OB/XF VALUE		36,080
TOTAL LAND VALUE - MARKET		110,220
TOTAL MARKET VALUE		319,647
SOH/AGL Deduction		72,161
ASSESSED VALUE		247,486
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		196,075
TOTAL JUST VALUE		319,647
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		322,492

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						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 36,080

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	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							

REVIEW DATE 04/27/2026 BY KS Total Acres: 10.02 Total Land Value: 110,220 Market: 0 Agricultural: 0 Common: 110,220 PRINTED 11/17/2026 BY SYS

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

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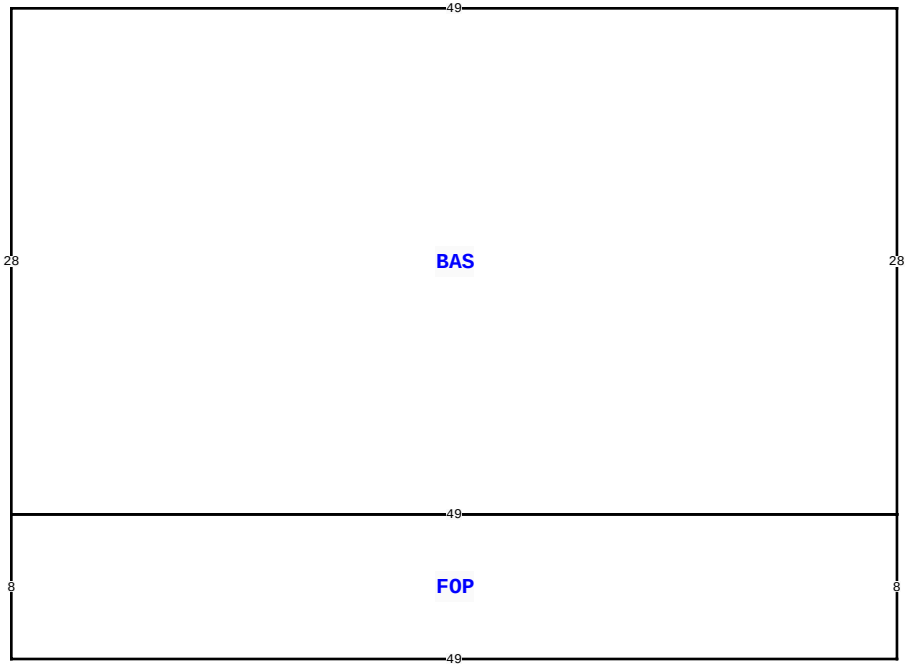
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	04	04
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,372	100		1,372	144,286
FOP	392	30		118	12,410
TOTALS	1,764			1,490	156,696

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,490	100.6335	110.70	164,943	2020	2020	0	0	0	5.00	95.00

2 SINGLE FAM 100% - 2021 Heated Area: 1372 HX Base Yr 2018



1193 SW JASMINE ST, FORT WHITE

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

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

COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 3

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GRANTEE: SUMNER JASON L						
1322/2715	9/07/2016	WD	Q	I	01	100,000
GRANTOR: DENNIS & HEATHER CHOU						
GRANTEE: JASON L SUMNER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=34,12] W49 S28 E49 N28 $
FOP=[ORIG=-15,40] E49 S8 W49 N8 $
.

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 04/27/2026 BY KS Total Acres: 10.02 Total Land Value: 110,220 Market: 0 Agricultural: 0 Common: 110,220 PRINTED 11/17/2026 BY SYS