

LOT 2 GOLDEN FARMETTES S/D.
365-249, DC 659-721, 711-563-DC,

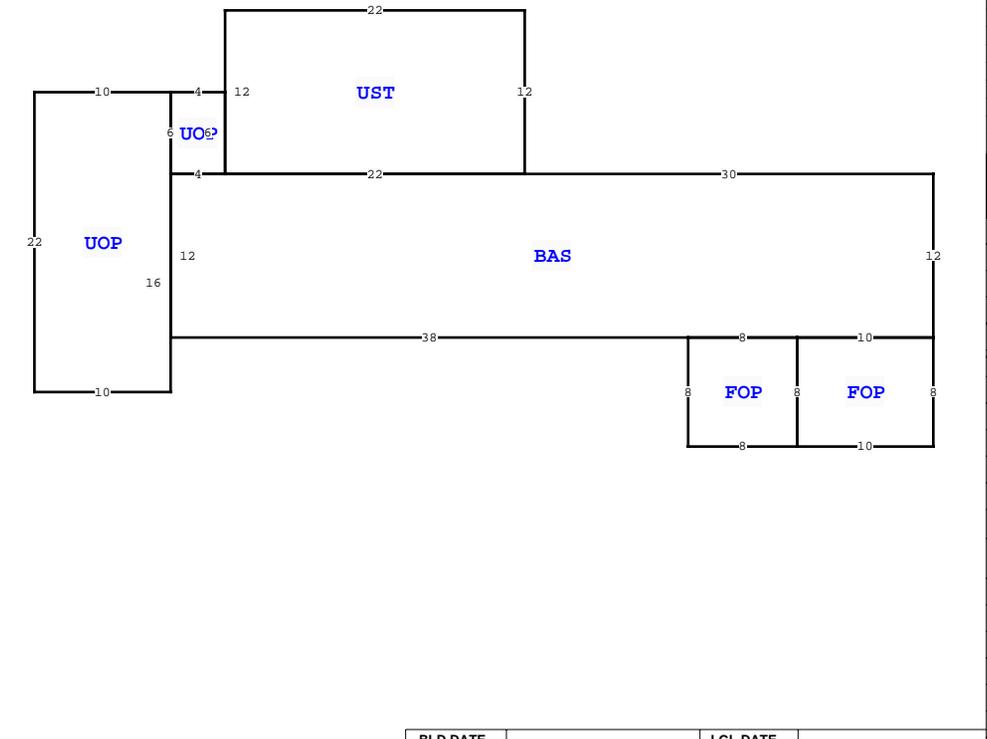
FELLOWS DEBORAH A
158 SW TRUDY WAY
FORT WHITE, FL 32038

2026

12-7S-16-04190-002
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BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	03 BELOW AVG. 100
Roof Structur	02 SHED 100
Roof Cover	01 MINIMUM 100
Interior Wall	04 PLYWOOD 100
Interior Floo	14 CARPET 90
Interior Floo	08 SHT VINYL 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	2 100
Bathrooms	1.5 100
Stories	1. 1. 100
Architectual	01 CONV 100
Units	0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0801	02	902	80.0100	45.61	41,140	1973	1973	0	0	60.00	40.00



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100		672	12,260
FOP	64	35		22	401
FOP	80	35		28	511
UOP	24	25		6	110
UOP	220	25		55	1,004
UST	264	45		119	2,171
TOTALS	1,324			902	16,456

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			16,456
TOTAL MARKET OB/XF VALUE			8,200
TOTAL LAND VALUE - MARKET			34,880
TOTAL MARKET VALUE			59,536
SOH/AGL Deduction			13,136
ASSESSED VALUE			46,400
TOTAL EXEMPTION VALUE	HX HB DX		30,000
BASE TAXABLE VALUE			16,400
TOTAL JUST VALUE			59,536
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			54,599

SALE:2:1: LOT 2, GOLDEN FARMETTES
XFOB:1:1: HOMET M H
SALE:1:1: LOT 2 GOLDEN FARMETTES

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1424/1670	11/17/2020	WD	Q	I	01	54,000
GRANTOR: JOSEPH NICHOLAS LAVAN						
GRANTEE: DEBORAH A FELLOWS						
1422/1216	8/25/2010	WD	U	I	11	100
GRANTOR: KATHERINE S LAVAN						
GRANTEE: JOSEPH NICHOLAS LAV						

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	0294	SHED WOOD/	0	100	13	28	1.00	UT	1,000.00	75	1993	1993	3	75	750	
2	0040	BARN, POLE	0	100	10	18	180.00	UT	2.50	100	1993	1993	3	100	450	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	100			3	100	7,000	

TOTAL OB/XF										8,200														
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	0200	C	MBL HM	100		A-1	0.00	0.00	2.18	AC		1.00	1.00	1.00	16,000.00	16,000.00	34,880							

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W30 UST= N12 W22 S12 E22\$ W22 UOP= N6 W4 S6 E4\$ W4 UOP= N6 W10 S22 E10 N16\$ S12 E38 FOP= S8 E8 N8 W8\$ E8 FOP= S8 E10 N8 W10\$ E10 N12\$.