LOT 11 GOLDEN FARMETTES S/D.

476-716, 622-478, 640-036 THRU0

BENCAL ROBERT/BENCAL MONICA
554 SW COLGATE LOOP
FORT WHITE, FL 32038

2027

12-7S-16-04190-011

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 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	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 02

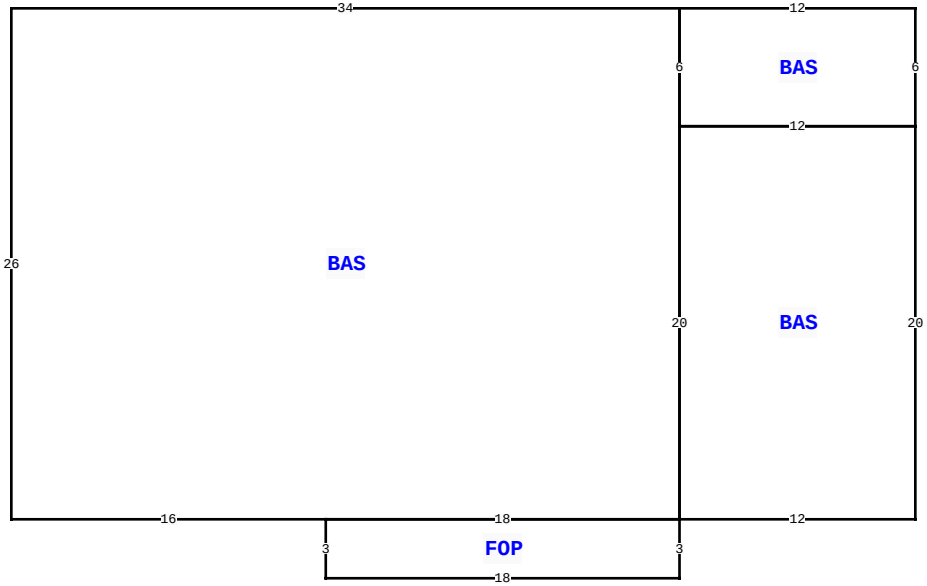
NEIGHBORHOOD/LOC 12716.030 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	72	100		72	7,253
BAS	240	100		240	24,176
BAS	884	100		884	89,048
FOP	54	30		16	1,612
TOTALS	1,250			1,212	122,090

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,212	112.7100	123.98	150,264	1987	2010	0	0	0	18.75	81.25

1 SINGLE FAM 100% - 2026 Heated Area: 1196 HX Base Yr 2026



554 SW COLGATE LOOP, 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
1	0294	SHED WOOD/	0	100	6	12	1.00	UT	0.00	0.00	100	0	0	3	100	100	
2	0020	BARN,FR	0	100	24	32	1.00	UT	0.00	0.00	100	1993	1993	3	100	4,400	
3	0294	SHED WOOD/	0	100	12	12	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,000	
4	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	50	
5	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	100	
6	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	50	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	122,090
TOTAL MARKET OB/XF VALUE	5,700
TOTAL LAND VALUE - MARKET	35,680
TOTAL MARKET VALUE	163,470
SOH/AGL Deduction	0
ASSESSED VALUE	163,470
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	112,059
TOTAL JUST VALUE	163,470
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	165,695

PERMIT NUM	DESCRIPTION	AMT	ISSUED
16640	PUMP/UTPOL	30	02/23/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1542/2340	6/17/2025	WD	Q	I	01	250,000
GRANTOR: RAMSEY LARRY EDWARD						
GRANTEE: BENCAL ROBERT						
0655/0691	5/26/1988	PR	Q	I		33,500
GRANTOR: WATERS NORMAN ESTATE						
GRANTEE: RAMSEY LARRY E &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W34 S26 E16 E18 N20 N6 $
BAS=[ORIG=0,26] E12 N20 W12 S20 $
BAS=[ORIG=0,6] E12 N6 W12 S6 $
FOP=[ORIG=-18,26] S3 E18 N3 W18 $
.

LAND DESCRIPTION

TOTAL OB/XF 5,700

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	2.23	AC		1.00	1.00	1.00	16,000.00	16,000.00	35,680							

REVIEW DATE 06/22/2026 BY NH Total Acres: 2.23 Total Land Value: 35,680 Market: 0 Agricultural: 0 Common: 35,680 PRINTED 11/17/2026 BY SYS