(AKA LOT 7 OLD WIRE RIDGE UNR DE
NW1/4 OF NE1/4 OF SW1/4.

BREEDEN JONATHAN M
866 SW APPLEWOOD GLN
FORT WHITE, FL 32038

2027

13-6S-16-03817-107

BUILDING CHARACTERISTICS

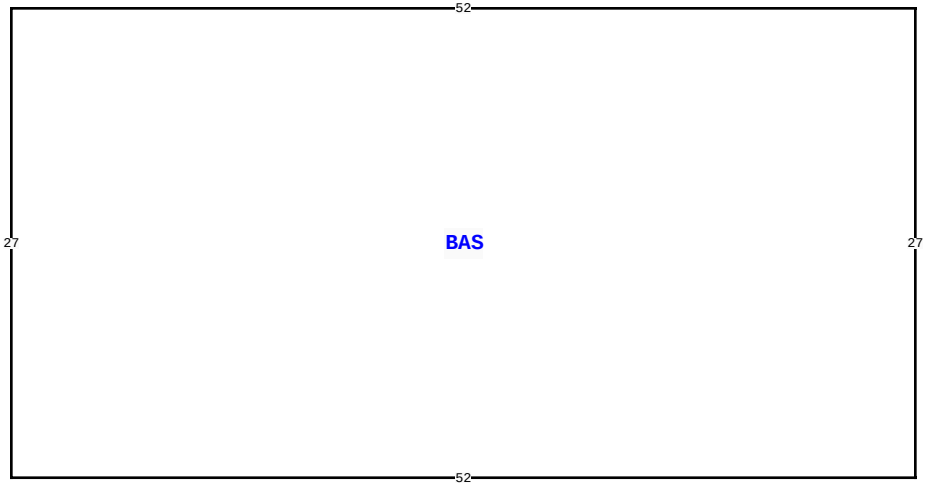
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	13616.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,404	100		1,404	121,620
TOTALS	1,404			1,404	121,620

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,404	117.9000	109.65	153,949	1998	2015	0	0	0	21.00	79.00

1 MANUF 1 100% - 2025 Heated Area: 1404 HX Base Yr 2025



866 SW APPLEWOOD GLN, FORT WHITE

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		121,620
TOTAL MARKET OB/XF VALUE		22,420
TOTAL LAND VALUE - MARKET		110,308
TOTAL MARKET VALUE		157,868
SOH/AGL Deduction		0
ASSESSED VALUE		157,868
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		106,457
TOTAL JUST VALUE		254,348
NCON VALUE		9,800
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		245,856

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053597	Electrical Servic		07/16/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q/U	V/I	RSN CD	SALE PRICE
1510/2401	3/15/2024	WD	Q	I	01	261,000
GRANTOR: SCHMITT JON C						
GRANTEE: BREEDEN JONATHAN M						
1341/1972	7/26/2017	WD	Q	I	01	80,100
GRANTOR: VICKIE L DUNCAN						
GRANTEE: JON C & SONIA D SCH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W52 S27 E52 N27$.

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	0070	CARPORT UF	0	100	18	20	360.00	UT	2.00	2.00	100	2010	2010	3	100	720	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2010	2010	3	100	1,200	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	0.00	100	2024	2023		100	1,200	
5	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2024	2023		100	2,500	
6	0261	PRCH, UOP	0	100	0	0	1.00	UT	1,800.00	1,800.00	100	2027	2026		100	1,800	
7	0296	SHED METAL	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2027	2026		100	2,000	
8	0040	BARN,POLE	0	100	0	0	1.00	UT	3,000.00	3,000.00	100	2027	2026		100	3,000	
9	0252	LEAN-TO W/	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	2027	2026		100	1,500	
10	0252	LEAN-TO W/	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	2027	2026		100	1,500	

LAND DESCRIPTION

TOTAL OB/XF 22,420

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	0200	C	MBL HM	100		A-1	0.00	0.00	1.03	AC		1.00	1.00	1.00	11,000.00	11,000.00	11,308							
2	6200	A	PASTURE 3	100					9.00	AC		1.00	1.00	1.00	280.00	280.00	2,520							
3	9910	M	MKT.VAL.AG	100					9.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	99,000							

REVIEW DATE 05/06/2026 BY KS Total Acres: 10.03 Total Land Value: 13,828 Market: 99,000 Agricultural: 2,520 Common: 11,308 PRINTED 11/17/2026 BY SYS