NE1/4 OF SW1/4 EX 540 FT SW IN
SW COR. ALSO COMM AT THE SE
COR OF THE SE1/4 OF THE SW1/4

JOWERS M J RUBEN/JOWERS LYNDA
308 SW SPIRIT AVE
FORT WHITE, FL 32038

2027

13-7S-16-04203-006

BUILDING CHARACTERISTICS

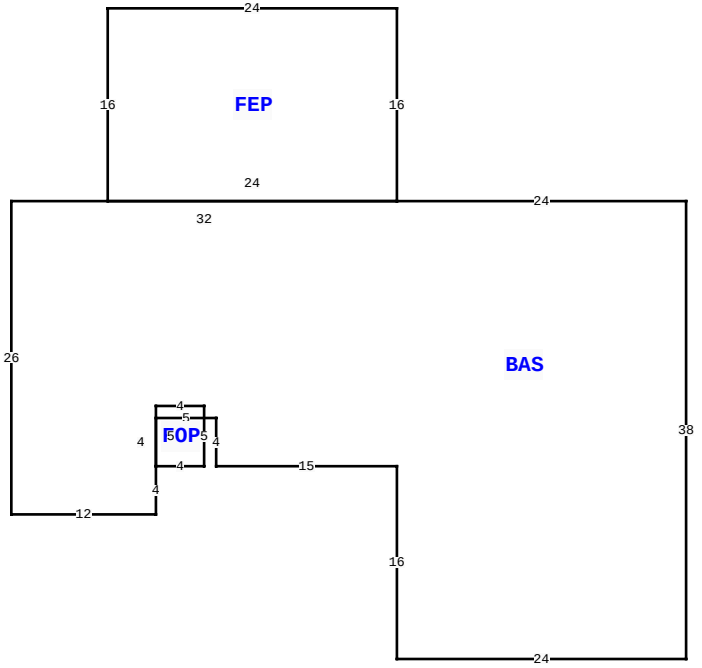
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 90
Exterior Wall	06	BD/BATTEN 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
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	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	13716.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,644	100		1,644	130,166
FEP	384	80		307	24,307
FOP	20	30		6	475
TOTALS	2,048			1,957	154,948

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,957	110.7400	121.81	238,382	1965	1972	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1644 HX Base Yr



308 SW SPIRIT AVE, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		154,948
TOTAL MARKET OB/XF VALUE		16,473
TOTAL LAND VALUE - MARKET		227,820
TOTAL MARKET VALUE		187,773
SOH/AGL Deduction		75,289
ASSESSED VALUE		112,484
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		61,073
TOTAL JUST VALUE		399,241
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		402,066

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000041993	Solar Power Syste	33,725	05/24/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1292/2740	4/08/2015	WD	U	I	11	100

GRANTOR: M J RUBEN JOWERS

GRANTEE: M J RUBEN & LYNDA J

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 FEP= N16 W24 S16 E24$ W32 S26 E12 N4 FOP= E4 N5 W4 S5$ N4 E5 S4 E15 S16 E24N38 $.

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	12	12	1.00	UT	0.00	0.00	100	0	0	3	100	500	
2	0294	SHED WOOD/	0	100	10	32	1.00	UT	0.00	0.00	100	0	0	3	100	450	
3	0040	BARN,POLE	0	100	32	40	1,280.00	UT	2.50	2.50	100	1993	1993	3	100	3,200	
4	0294	SHED WOOD/	0	100	24	28	672.00	UT	7.50	7.50	100	1993	1993	3	100	5,040	
5	0252	LEAN-TO W/	0	100	8	22	176.00	UT	1.50	1.50	100	2010	2010	3	100	264	
6	0040	BARN,POLE	0	100	11	50	550.00	UT	2.50	2.50	100	2010	2010	3	100	1,375	
7	0252	LEAN-TO W/	0	100	12	28	336.00	UT	1.50	1.50	100	2010	2010	3	100	504	
8	0060	CARPORT F	0	100	25	24	600.00	UT	3.50	3.50	100	2010	2010	3	100	2,100	
9	0040	BARN,POLE	0	100	16	36	576.00	UT	2.50	2.50	100	2010	2010	3	100	1,440	
10	0040	BARN,POLE	0	100	16	40	640.00	UT	2.50	2.50	100	2010	2010	3	100	1,600	

LAND DESCRIPTION

TOTAL OB/XF 16,473

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	1.00	AC		1.00	1.00	1.00	6,000.00	6,000.00	6,000							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	36.97	AC		1.00	1.00	1.00	280.00	280.00	10,352							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	36.97	AC		1.00	1.00	1.00	6,000.00	6,000.00	221,820							

REVIEW DATE 07/06/2015 BY TW Total Acres: 37.97 Total Land Value: 16,352 Market: 221,820 Agricultural: 10,352 Common: 6,000 PRINTED 11/17/2026 BY SYS