COMM SW COR OF N1/2 OF SW1/4,
RUN N 661.55 FT FOR POB, CONT
N 661.55 FT, E 659.08 FT, S

SCOTT NATALIA/SCOTT GREGORY
200 SW SIGNAL CT
FORT WHITE, FL 32038

2027

15-7S-16-04226-147

BUILDING CHARACTERISTICS

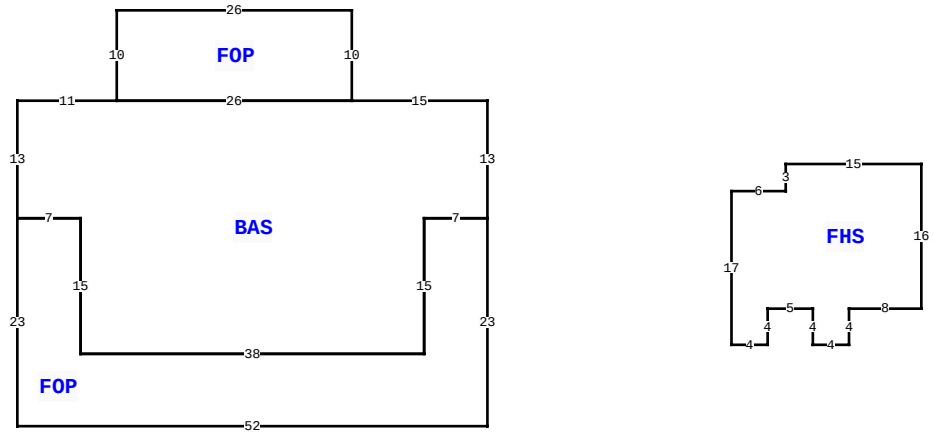
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	15716.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,246	100		1,246	163,922
FHS	350	60		210	27,627
FOP	260	30		78	10,261
FOP	626	30		188	24,733
TOTALS	2,482			1,722	226,544

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,722	124.5825	137.04	235,983	2021	2021	0	0	0	4.00	96.00

1 SINGLE FAM 100% - 2022 Heated Area: 1596 HX Base Yr 2022



200 SW SIGNAL CT, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	08/24/2022 SPF

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	0020	BARN,FR	0	100	15	30	1.00	UT	6,000.00	6,000.00	100	2027	2026		100	6,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		226,544
TOTAL MARKET OB/XF VALUE		6,000
TOTAL LAND VALUE - MARKET		110,110
TOTAL MARKET VALUE		267,619
SOH/AGL Deduction		142,535
ASSESSED VALUE		125,084
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		73,673
TOTAL JUST VALUE		342,654
NCON VALUE		6,000
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		340,770

PERMIT NUM	DESCRIPTION	AMT	ISSUED
40783	SFR	0	10/23/2020
40680	ELECTRICAL	0	10/07/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1419/0244	9/08/2020	WD	Q	V	01	50,000
GRANTOR: ALVIN LEONARD DICKS &						
GRANTEE: NATALIA & GREGORY S						
1411/1723	5/06/2020	WD	Q	V	01	36,000
GRANTOR: ROMAIN KARAN						
GRANTEE: ALVIN LEONARD & JAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=60,20] S13 E7 S15 E38 N15 E7 N13 W15 W26 W11 $
FOP=[ORIG=60,33] S23 E52 N23 W7 S15 W38 N15 W7 $
FOP=[ORIG=71,10] S10 E26 N10 W26 $
FHS=[ORIG=139,30] S17 E4 N4 E5 S4 E4 N4 E8 N16 W15 S3 W6 $
.

LAND DESCRIPTION

TOTAL OB/XF 6,000

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	3.01	AC		1.00	1.00	1.00	11,000.00	11,000.00	33,110							
2	5600	A	TIMBER 3	100					5.00	AC		1.00	1.00	1.00	281.00	281.00	1,405							
3	6200	A	PASTURE 3	100					2.00	AC		1.00	1.00	1.00	280.00	280.00	560							
4	9910	M	MKT.VAL.AG	100					7.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	77,000							

REVIEW DATE 08/31/2026 BY NH Total Acres: 10.01 Total Land Value: 35,075 Market: 77,000 Agricultural: 1,965 Common: 33,110 PRINTED 11/17/2026 BY SYS