

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

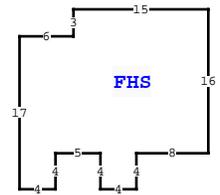
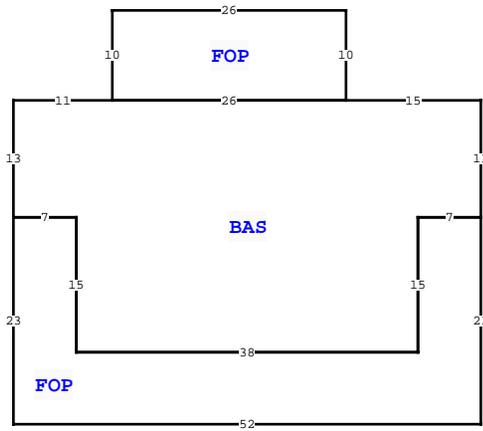
SCOTT NATALIA/SCOTT GREGORY
 200 SW SIGNAL CT
 FORT WHITE, FL 32038

2026

15-7S-16-04226-147

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	100
Interior Floor	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
BAS	1,246	100	
FHS	350	60	
FOP	260	30	
FOP	626	30	
TOTALS	2,482		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2022								
				Heated Area: 1596			HX Base Yr 2022				



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			234,776
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			110,110
TOTAL MARKET VALUE			269,851
SOH/AGL Deduction			154,178
ASSESSED VALUE			115,673
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			64,262
TOTAL JUST VALUE			344,886
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			328,158

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	Q	V	01	50,000
GRANTOR: ALVIN LEONARD DICKS &						
GRANTEE: NATALIA & GREGORY S						
1411/1723	5/06/2020	WD Q	Q	V	01	36,000
GRANTOR: ROMAIN KARAN						
GRANTEE: ALVIN LEONARD & JAN						

EXTRA FEATURES		200 SW SIGNAL CT, FORT WHITE														
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

LAND DESCRIPTION		TOTAL OB/XF										0												
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	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							

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 \$	