COMM SW COR OF NW1/4, RUN E 659.
CONT E 658.7 FT, N 661.93 FT, W
S 661.69 FT TO POB. (AKA LOT 49

FLETCHER ANDREW KIRK/FLETCHER TORNA JUDDY
873 SW CUMBERLAND STREET
FORT WHITE, FL 32038

2026

15-7S-16-04226-149

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
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
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	82,582
TOTAL MARKET VALUE	82,582
SOH/AGL Deduction	28,173
ASSESSED VALUE	54,409
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	54,409
TOTAL JUST VALUE	82,582
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	71,321

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1403/2420	1/10/2020	WD	Q	V	01	40,000
GRANTOR: JOHN BOADA JR & IDALI						
GRANTEE: ANDREW KIRK & TORNA						
0996/1697	10/01/2003	WD	Q	V		33,000
GRANTOR: CHRISTOHPER H VARGAS						
GRANTEE: JOHN BOADA JR & IDA						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0000	C	VAC RES	0		A-1	0.00	0.00	10.01	AC		1.00	1.00	0.75	11,000.00	8,250.00	82,582							

REVIEW DATE 05/06/2026 BY MLU Total Acres: 10.01 Total Land Value: 82,582 Market: 0 Agricultural: 0 Common: 82,582 PRINTED 05/12/2026 BY SYS