COMM SW COR OF SE1/4 OF NE1/4, R
FT FOR POB, CONT N 311.50 FT, W
311.53 FT, E 701.40 FT TO POB. (

JOHNSON ERIC L
P O BOX 951
FORT WHITE, FL 32038-0951

2027

16-6S-16-03832-244

BUILDING CHARACTERISTICS

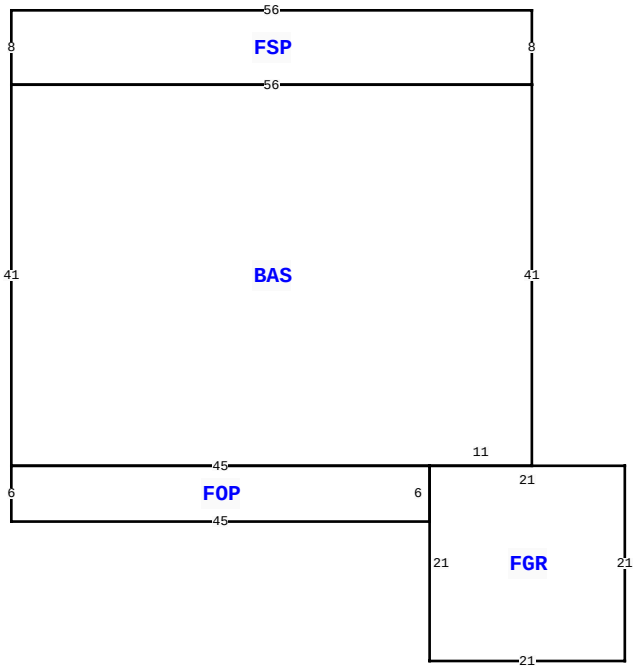
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	16616.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,296	100		2,296	197,254
FGR	441	55		243	20,877
FOP	270	30		81	6,959
FSP	448	40		179	15,378
TOTALS	3,455			2,799	240,467

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,799	113.1900	124.51	348,503	1994	1994	0	0	0	31.00	69.00

1 SINGLE FAM 0% - 0 Heated Area: 2296 HX Base Yr



535 SW WHISPER DR, FORT WHITE

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

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	0280	POOL R/CON	0	0	32	16	512.00	UT	70.00	70.00	100	1994	1994	3	40	14,336	
2	0180	FPLC 1STRY	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
3	0166	CONC,PAVMT	0	0	0	0	459.00	UT	1.50	1.50	100	0	0	3	100	689	
4	0040	BARN,POLE	0	0	0	0	1.00	UT	0.00	0.00	100	1995	1995	3	100	500	
5	0282	POOL ENCL	0	0	0	0	900.00	UT	15.00	15.00	100	1994	1994	3	40	5,400	
6	0296	SHED METAL	0	0	20	22	440.00	UT	10.00	10.00	100	2006	2006	3	100	4,400	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	240,467
TOTAL MARKET OB/XF VALUE	27,325
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	332,792
SOH/AGL Deduction	0
ASSESSED VALUE	332,792
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	332,792
TOTAL JUST VALUE	332,792
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	337,157

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8695	POOL	12,500	08/05/1994
8353	SFR	65,000	05/09/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1378/2040	2/20/2019	WD	Q	I	01	245,000
GRANTOR: JOYCE A HANCOCK						
GRANTEE: ERIC L JOHNSON						
0634/0521	10/05/1987	WD	Q	V		14,000
GRANTOR: PATTEN CORP.						
GRANTEE: HANCOCK JAMES C &						

BUILDING NOTES

BUILDING DIMENSIONS

FSP= N8 W56 S8 E56$ BAS= W56S41 FOP= S6 E45 N6 W45$ E45 FGR= S21 E21 N21 W21$ E11 N41$.

LAND DESCRIPTION

TOTAL OB/XF 27,325

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	0		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 05/05/2026 BY KS Total Acres: 5.01 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 11/17/2026 BY SYS