NW1/4 OF SW1/4 EX PORTION AS LIE SW TOMMY LITES & EX 14.35 AC DES 1249.

DAVIS ROGER W
1450 SW TOMMY LITES ST
FORT WHITE, FL 32038

2027

16-6S-17-09688-000

BUILDING CHARACTERISTICS

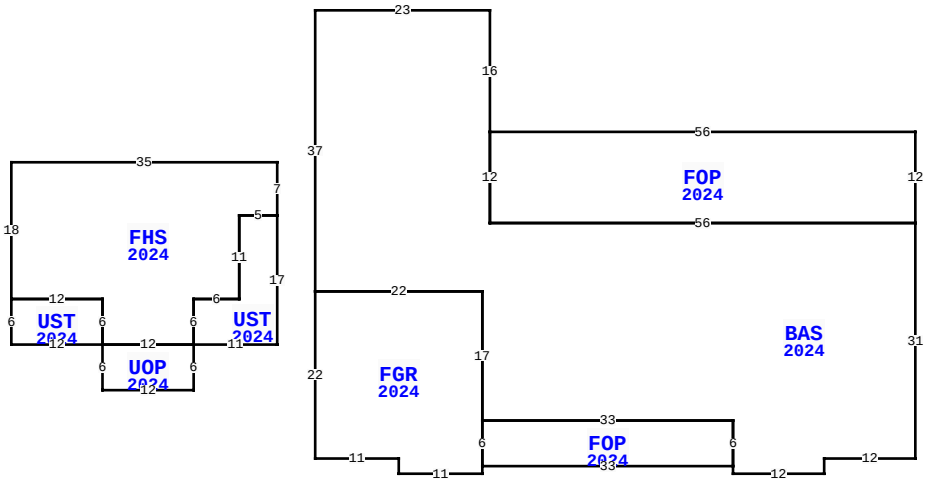
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
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	16617.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,468	100	2024	2,468	330,047
FGR	506	55	2024	278	37,177
FHS	647	60	2024	388	51,887
FOP	198	30	2024	59	7,890
FOP	672	30	2024	202	27,014
UOP	72	20	2024	14	1,872
UST	72	45	2024	32	4,280
UST	121	45	2024	54	7,222
TOTALS	4,756			3,495	467,389

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,495	124.0533	136.46	476,928	2023	2023	0	0	0	2.00	98.00

1 SINGLE FAM 100% - 2024 Heated Area: 3115 HX Base Yr 2024



1450 SW TOMMY LITES ST, FORT WHITE

BLD DATE		LGL DATE	05/07/2026 MLU
XF DATE		LAND DATE	
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	0285	SALVAGE	0	100	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	1,000	
2	9946	Well	0	100	0	0	1.00	UT	4,000.00	4,000.00	100			3	100	4,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		467,389
TOTAL MARKET OB/XF VALUE		5,000
TOTAL LAND VALUE - MARKET		239,040
TOTAL MARKET VALUE		496,986
SOH/AGL Deduction		20,598
ASSESSED VALUE		476,388
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		424,977
TOTAL JUST VALUE		711,429
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		719,923

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044336	New Residential C	475,000	05/03/2022
3636	SFR	44,000	08/21/1985

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1207/0062	12/22/2010	QC	U	V	11	100
GRANTOR: CLOREE W BAILEY						
GRANTEE: JEFFREY RAY CRAWFOR						
1207/0059	12/22/2010	WD	U	V	11	100
GRANTOR: CLOREE W BAILEY						
GRANTEE: JEFFREY RAY CRAWFOR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=60,10] S37 E22 S17 E33 S6 S1 E12 N2 E12 N31 W56 N12 N16 W23 $
FOP=[YR=2024;ORIG=83,26] S12 E56 N12 W56 $
FHS=[YR=2024;ORIG=20,30] S18 E12 S6 E12 N6 E6 N11 E5 N7 W35 $
FGR=[YR=2024;ORIG=60,47] S22 E11 S2 E11 N1 N6 N17 W22 $
FOP=[YR=2024;ORIG=82,64] S6 E33 N6 W33 $
UST=[YR=2024;ORIG=44,48] S6 E11 N17 W5 S11 W6 $
UST=[YR=2024;ORIG=20,48] S6 E12 N6 W12 $
UOP=[YR=2024;ORIG=32,60] E12 N6 W12 S6 $
.

LAND DESCRIPTION

TOTAL OB/XF 5,000

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	2.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	18,000							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	23.56	AC		1.00	1.00	1.00	280.00	280.00	6,597							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	24.56	AC		1.00	1.00	1.00	9,000.00	9,000.00	221,040							

REVIEW DATE 12/21/2023 BY HC Total Acres: 25.56 Total Land Value: 24,597 Market: 221,040 Agricultural: 6,597 Common: 18,000 PRINTED 11/17/2026 BY SYS