COMM SW COR OF NW 1/4 OF SW1/4 F
1244.53 FT TO S R/W OF SW TOMMY
389.25 FT, S 750.44 FT, E 343.10

HUBLER BLAIR DAVIS/HUBLER HOUSTON J
1608 SW TOMMY LITES ST
FORT WHITE, FL 32038-8815

2027

16-6S-17-09688-001

BUILDING CHARACTERISTICS

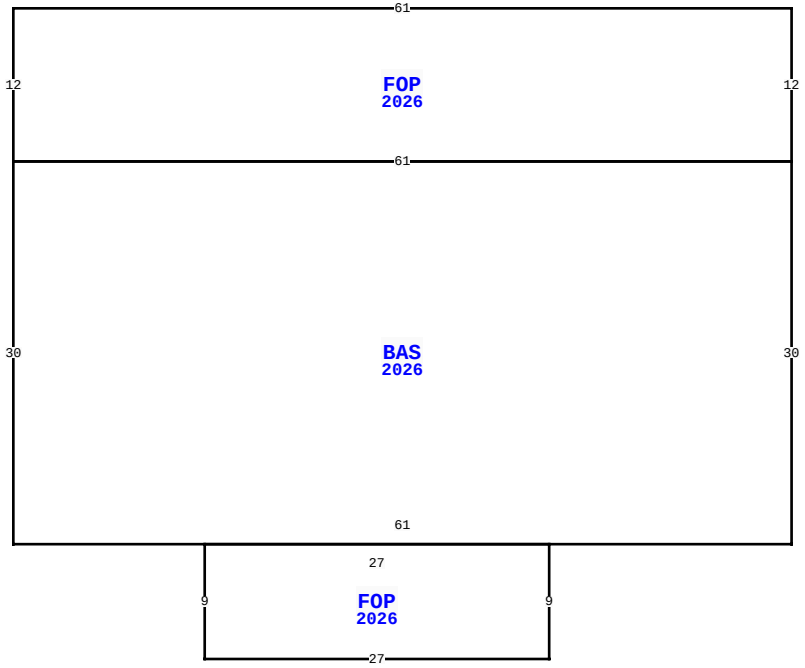
ELEMENT	CD	CONSTRUCTION
Exterior Wall	27	PREFIN MTL 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
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	1,830	100	2026	1,830	230,415
FOP	243	30	2026	73	9,191
FOP	732	30	2026	220	27,700
TOTALS	2,805			2,123	267,307

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,123	114.4600	125.91	267,307	2025	2025	0	0	0	0.00	100.00

1 SINGLE FAM 0% - 2026 Heated Area: 1830 HX Base Yr



1608 SW TOMMY LITES ST, 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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	267,307
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	120,150
TOTAL MARKET VALUE	271,045
SOH/AGL Deduction	0
ASSESSED VALUE	271,045
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	271,045
TOTAL JUST VALUE	387,457
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	392,319

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051733	New Residential C	275,000	12/06/2024
000051728	Right-of-Way Acce		12/06/2024
41402	NEW POWER SERVICE		02/24/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1525/1609	10/18/2024	WD	U	I	11	100
GRANTOR: DAVIS J BLAIR						
GRANTEE: HUBLER BLAIR DAVIS						
1413/1249	6/15/2020	WD	Q	V	01	75,000
GRANTOR: ROGER E DAVIS						
GRANTEE: J BLAIR DAVIS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=19,17] E61 S30 W61 N30 $
FOP=[YR=2026;ORIG=19,5] E61 S12 W61 N12 $
FOP=[YR=2026;ORIG=34,47] E27 S9 W27 N9 $
.

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	6200	A	PASTURE 3	0		A-1			13.35	AC		1.00	1.00	1.00	280.00	280.00	3,738							
2	9910	M	MKT.VAL.AG	0		A-1			13.35	AC		1.00	1.00	1.00	9,000.00	9,000.00	120,150							
3	0100	C	SFR	0					1.00	AC		1.00	1.00	1.00	0.00	0.00	0							

REVIEW DATE 02/27/2026 BY robin Total Acres: 14.35 Total Land Value: 3,738 Market: 120,150 Agricultural: 3,738 Common: 0 PRINTED 11/17/2026 BY SYS