NE1/4 OF NE1/4 OF SE1/4. (AKA LO RIDGE S/D UNREC).

MCKIBBIN ARTHUR J JR/MCKIBBIN TWILLA
868 SW CUMBERLAND ST
FORT WHITE, FL 32038

2027

16-7S-16-04226-159

BUILDING CHARACTERISTICS

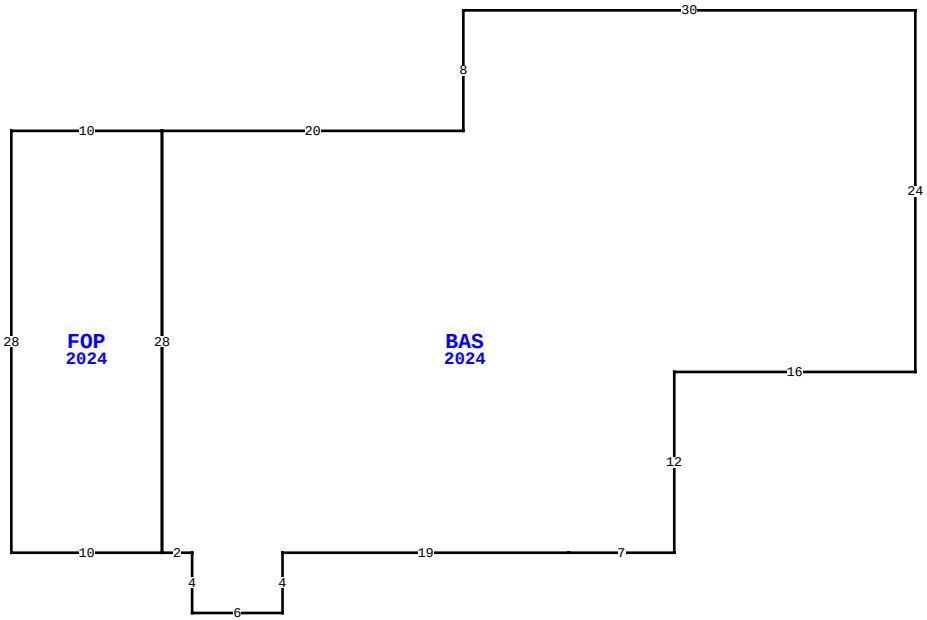
ELEMENT	CD	CONSTRUCTION
Exterior Wall	13	PREFAB PNL 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	06	CUST PANEL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
DOR CODE	0100	SINGLE FAMILY
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
BAS	1,472	100	2024	1,472	202,882
FOP	280	30	2024	84	11,578
TOTALS	1,752			1,556	214,459

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,556	127.8585	140.64	218,836	2023	2023	0	0	0	2.00	98.00

1 SINGLE FAM 100% - 2024 Heated Area: 1472 HX Base Yr 2024



868 SW CUMBERLAND ST, FORT WHITE

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	214,459
TOTAL MARKET OB/XF VALUE	10,224
TOTAL LAND VALUE - MARKET	110,000
TOTAL MARKET VALUE	334,683
SOH/AGL Deduction	140,204
ASSESSED VALUE	194,479
TOTAL EXEMPTION VALUE	HX HB SX VX 106,411
BASE TAXABLE VALUE	88,068
TOTAL JUST VALUE	334,683
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	338,587

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043871	New Residential C	120,000	03/08/2022
000041781	New Residential C	40,000	04/22/2021
13588	M H	125	02/04/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1541/1341	5/30/2025	LE	U	I	14	100
GRANTOR: MCKIBBIN ARTHUR J JR						
GRANTEE: SUTHERLAND MISTY M						
1456/1086	1/04/2022	WD	Q	I	01	215,000
GRANTOR: MENDEZ CRISTOBAL						
GRANTEE: MCKIBBIN ARTHUR J J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=71,11] S28 E2 S4 E6 N4 E19 E7 N12 E16 N24 W30 S8 W20 $
FOP=[YR=2024;ORIG=61,11] S28 E10 N28 W10 $
.

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	0296	SHED METAL	0	100	12	20	240.00	UT	9.00	9.00	100	2013	2013	3	100	2,160	
2	0021	BARN,FR AE	0	100	24	48	1,152.00	UT	7.00	7.00	100	2015	2015	3	100	8,064	

LAND DESCRIPTION

TOTAL OB/XF 10,224

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	10.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	110,000							

REVIEW DATE 11/30/2023 BY KR Total Acres: 10.00 Total Land Value: 110,000 Market: 0 Agricultural: 0 Common: 110,000 PRINTED 11/17/2026 BY SYS