ALL N OF ROOSEVELT RD.
LIFE ESTATE ORB 371-83,
646-779, 662-533 THRU 536,

KEEN TAMMARA CAROLINE
764 SW RIVERSIDE AVE
FORT WHITE, FL 32038

**2026**

**17-1N-17-04417-000**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| | | |

| | | | |
|---|---|---|---|
| DOR CODE | 5600 | TIMBERLAND 70-79 | |
| MAP NUM | | MKT AREA | 05 |
| NEIGHBORHOOD/LOC | 900117.00 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 | |
| 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 | | 375,336 |
| TOTAL MARKET VALUE | | 35,881 |
| SOH/AGL Deduction | | 0 |
| ASSESSED VALUE | | 35,881 |
| TOTAL EXEMPTION VALUE | CP CE | 24,700 |
| BASE TAXABLE VALUE | | 11,181 |
| TOTAL JUST VALUE | | 375,336 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 375,336 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 696/763 | 9/13/1989 | WD | U | V | 30 | 31,429 |

GRANTOR: GRIFFIN RACHAEL YVONN

GRANTEE: KEEN TAMMARA CAROLI

## 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 | 5500 | A | TIMBER 2 | 0 | | | 0.00 | 0.00 | 50.25 | AC | | 1.00 | 1.00 | 1.00 | 445.00 | 445.00 | 22,361 | | | | | | | |
| 2 | 5910 | A | SWAMP/CYPRES | 0 | | | 0.00 | 0.00 | 316.75 | AC | | 1.00 | 1.00 | 1.00 | 40.00 | 40.00 | 12,670 | | | | | | | |
| 3 | 5997 | A | RIVERS/BAYS/ | 0 | | | 0.00 | 0.00 | 34.00 | AC | | 1.00 | 1.00 | 1.00 | 25.00 | 25.00 | 850 | | | | | | | |
| 4 | 9910 | M | MKT.VAL.AG | 0 | | | 0.00 | 0.00 | 401.00 | AC | | 1.00 | 1.00 | 1.00 | 936.00 | 936.00 | 375,336 | | | | | | | |

REVIEW DATE 08/03/2015 BY DF Total Acres: 401.00 Total Land Value: 35,881 Market: 375,336 Agricultural: 35,881 Common: 0 PRINTED 05/15/2026 BY SYS