

COMM NE COR OF SW1/4, RUN W
165.03 FT, S 1603.16 FT FOR
POB, CONT S 533.23 FT, W

WILLIAMS TRAVIS/WILLIAMS NICOLE
485 SW LOWE CT
FORT WHITE, FL 32038

2026

17-6S-16-03847-004

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	70
Interior Floor	15	HARDTILE	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	07	07	
DOR CODE	5000 IMPROVED AG		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	17616.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,135	100	
FOP	732	30	
TOTALS	2,867		
		2,355	255,979

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
2	SINGLE FAM	100%	2017										
					Heated Area: 2135			HX Base Yr 2017					
<div style="border: 1px solid black; padding: 10px; text-align: center;"> <p>61</p> <p>35</p> <p>BAS</p> <p>61</p> <p>12</p> <p>FOP</p> <p>61</p> </div>													
				BLD DATE		LGL DATE		05/06/2026					MLU
				XF DATE		LAND DATE							
				INC DATE		AG DATE							

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 3				Tax Dist:		
BUILDING MARKET VALUE				255,979		
TOTAL MARKET OB/XF VALUE				1,000		
TOTAL LAND VALUE - MARKET				70,140		
TOTAL MARKET VALUE				270,699		
SOH/AGL Deduction				93,146		
ASSESSED VALUE				177,553		
TOTAL EXEMPTION VALUE				51,411		
BASE TAXABLE VALUE				126,142		
TOTAL JUST VALUE				327,119		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				323,279		
SALE:1:1: ESTATE SETTLEMENT						
PERMIT NUM						
DESCRIPTION		AMT		ISSUED		
34542	MAINT/ALTR	280		10/11/2016		
22102	SFR	0		07/19/2004		
14284	M H	125		07/16/1998		
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1323/1090	9/30/2016	WD	U	I	18	110,800
GRANTOR: U S BANK NATIONAL ASS						
GRANTEE: TRAVIS & NICOLE WIL						
1306/1435	12/09/2015	CT	U	I	18	100
GRANTOR: CLERK OF COURT (WALKE)						
GRANTEE: U S BANK NATIONAL A						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS= W61 S35 FOP= S12 E61 N12 W61\$ E61 N35\$.						

EXTRA FEATURES																		
L N	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	0	0			1.00	UT	0.00				800			
2	0166	CONC, PAVMT	0	100	0	0			1.00	UT	0.00				200			
TOTALS													2,867					

LAND DESCRIPTION													TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	12,000.00	12,000.00	12,000								
2	5600	A	TIMBER 3	100					6.12	AC		1.00	1.00	1.00	281.00	281.00	1,720								
3	9910	M	MKT. VAL. AG	100					6.12	AC		1.00	1.00	1.00	9,500.00	9,500.00	58,140								