COMM SE COR OF NE1/4 OF SW1/4, R
FOR POB, CONT W 1156.39 FT, N 52
1151.62 FT, S 514.71 TO POB (AKA

GONZALEZ ANTONIO/GONZALEZ REBECCA
2170 SW TOMMY LITES ST
FORT WHITE, FL 32038

**2026**

**17-6S-17-09690-001**

## COLUMBIA COUNTY PROPERTY



### BUILDING CHARACTERISTICS

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

| | | | |
|---|---|---|---|
| DOR CODE | 6200 | PASTURE CLS33 | |
| MAP NUM | | MKT AREA | 02 |
| NEIGHBORHOOD/LOC | 17617.00 | 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

2238 SW TOMMY LITES ST, FORT WHITE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/08/2025 MLU |
| INC DATE | | AG DATE | |

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 0 |
| TOTAL MARKET OB/XF VALUE | 7,000 |
| TOTAL LAND VALUE - MARKET | 96,880 |
| TOTAL MARKET VALUE | 10,875 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 10,875 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 10,875 |
| TOTAL JUST VALUE | 103,880 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 103,880 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 19314 | M H | 125 | 03/12/2002 |
| 19314 | M H | 125 | 03/12/2002 |
| 18136 | M H | 125 | 04/09/2001 |
| 17368 | M H | 125 | 08/25/2000 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1503/225 | 11/17/2023 | WD | U | I | 37 | 70,000 |
| GRANTOR: AKINS CULBERTH Q | | | | | | |
| GRANTEE: GONZALEZ ANTONIO | | | | | | |
| 1065/0986 | 11/10/2005 | WD | Q | V | | 135,000 |
| GRANTOR: TOTTEN | | | | | | |
| GRANTEE: AKINS | | | | | | |

### 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 9945 | Well/Sept | 0 | 0 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | | | 3 | 100 | 7,000 | |

### LAND DESCRIPTION

TOTAL OB/XF 7,000

| 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 | 6200 | A | PASTURE 3 | 0 | | | | | 13.84 | AC | | 1.00 | 1.00 | 1.00 | 280.00 | 280.00 | 3,875 | | | | | | | |
| 2 | 9910 | M | MKT.VAL.AG | 0 | | | | | 13.84 | AC | | 1.00 | 1.00 | 1.00 | 7,000.00 | 7,000.00 | 96,880 | | | | | | | |

REVIEW DATE 11/30/2023 BY TP Total Acres: 13.84 Total Land Value: 3,875 Market: 96,880 Agricultural: 3,875 Common: 0 PRINTED 01/09/2026 BY SYS