

NE1/4 OF SE1/4 LYING S OF PINE R  
DESC AS: BEG SE COR OF NE1/4 OF  
1317.45 FT TO SW COR OF NE1/4 OF

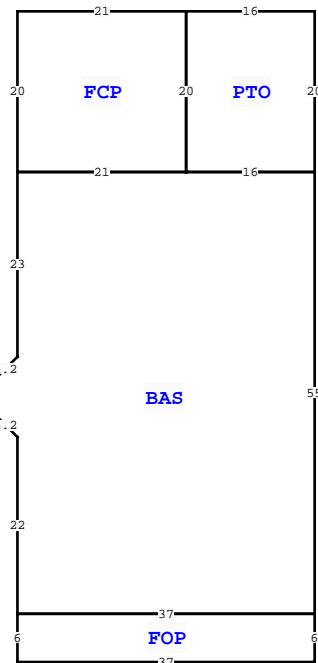
KODL FRANKLYN & CAROLE REVOCABLE TRUST  
P O BOX 217  
FORT WHITE, FL 32038-0217

**2026**

17-6S-17-09691-001  
COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	08	IRREGULAR	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floo	15	HARDTILE	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	1.	1.	100
Architectual	05	CONV	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	17617.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,056	100	
FCP	420	25	
FOP	222	30	
PTO	320	5	
TOTALS	3,018		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2020								
Heated Area: 2056					HX Base Yr 2020						



COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 3				Tax Dist:		
BUILDING MARKET VALUE				292,829		
TOTAL MARKET OB/XF VALUE				18,525		
TOTAL LAND VALUE - MARKET				240,000		
TOTAL MARKET VALUE				328,313		
SOH/AGL Deduction				84,945		
ASSESSED VALUE				243,368		
TOTAL EXEMPTION VALUE				HX HB 51,411		
BASE TAXABLE VALUE				191,957		
TOTAL JUST VALUE				551,354		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				434,572		
SALE:2:1: STRESS SALE (2 PARCELS)						
SALE:1:1: 40 ACRES						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
14757	SFR	305	11/20/1998			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1382/0029	4/02/2019	WD	Q	I	01	469,000
GRANTOR: MICHAEL D & CHRISTINE						
GRANTEE: FRANKLYN J & CAROLE						
1315/2192	5/26/2016	WD	Q	I	01	290,000
GRANTOR: MARJORIE L. ZIMMER						
GRANTEE: MICHAEL D & CHRISTI						
BLD DATE						05/07/2026
XF DATE						MLU
INC DATE						
LGL DATE						
LAND DATE						
AG DATE						
BUILDING NOTES						
BUILDING DIMENSIONS						
PTO= N20 W16 S20 E16\$ BAS= W16 FCP= N20 W21 S20 E21\$ W21 S23 L3 D3 S4 D3 R3 S22 FOP= S6 E37 N6 W37\$ E37 N55\$.						

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	0190	FPLC PF	0	100	0	1.00	UT	1,200.00	1,200.00	100	2013	2013	3	100	1,200	
2	0166	CONC, PAVMT	0	100	30	750.00	UT	1.50	1.50	100	2016	2016	3	100	1,125	
3	0031	BARN, MT AE	0	100	30	1,800.00	UT	9.00	9.00	100	2016	2016	3	100	16,200	

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			0.00	0.00	1.00	AC		1.00	1.00	1.00	6,000.00	6,000.00	6,000							
2	5600	A	TIMBER 3	0		A-1	0.00	0.00	39.00	AC		1.00	1.00	1.00	281.00	281.00	10,959							
3	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	39.00	AC		1.00	1.00	1.00	6,000.00	6,000.00	234,000							