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

2027

17-6S-17-09691-001

BUILDING CHARACTERISTICS

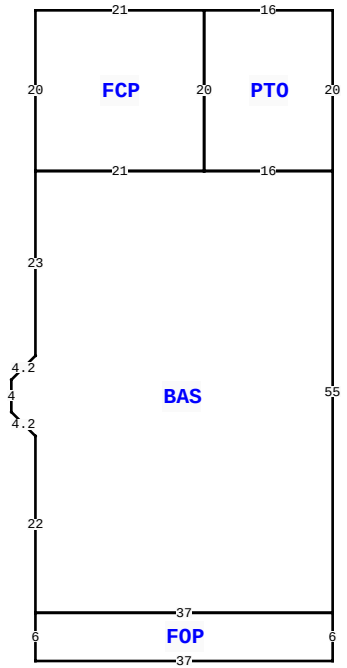
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,056	100		2,056	263,506
FCP	420	25		105	13,457
FOP	222	30		67	8,587
PTO	320	5		16	2,050
TOTALS	3,018			2,244	287,601

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,244	128.0400	140.84	316,045	1999	2016	0	0	0	9.00	91.00

1 SINGLE FAM 100% - 2020 Heated Area: 2056 HX Base Yr 2020



1820 SW TOMMY LITES ST, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2013	2013	3	100	1,200	
2	0166	CONC,PAVMT	0	100	30	25	750.00	UT	1.50	1.50	100	2016	2016	3	100	1,125	
3	0031	BARN,MT AE	0	100	30	60	1,800.00	UT	9.00	9.00	100	2016	2016	3	100	16,200	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		287,601
TOTAL MARKET OB/XF VALUE		18,525
TOTAL LAND VALUE - MARKET		240,000
TOTAL MARKET VALUE		323,085
SOH/AGL Deduction		72,745
ASSESSED VALUE		250,340
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		198,929
TOTAL JUST VALUE		546,126
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		551,354

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						

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$.

LAND DESCRIPTION

TOTAL OB/XF 18,525

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			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							

REVIEW DATE 10/11/2017 BY DF Total Acres: 40.00 Total Land Value: 16,959 Market: 234,000 Agricultural: 10,959 Common: 6,000 PRINTED 11/17/2026 BY SYS