BEG AT SW COR OF SE1/4, RUN E 98
656.53 FT, W 325.93 FT, N 15.80
S 676.03 FT TO POB, EX RD R/W OF

CARTER GENE EDWARD II/CARTER KIMBERLY PHILLIPS
775 SW JIM WARD ST
FT WHITE, FL 32038

**2026**

**17-6S-17-09693-004**

## BUILDING CHARACTERISTICS

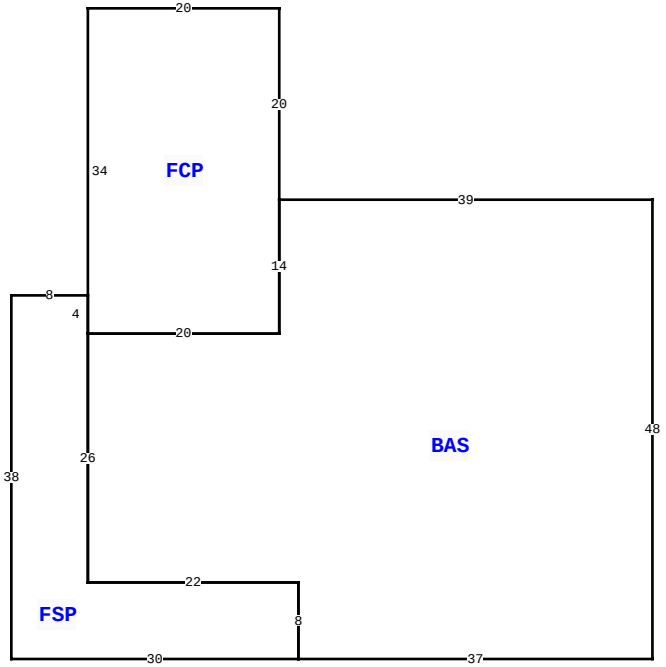
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 32 | HARDIE BRD 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 14 | PREFIN MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 15 | HARDTILE 80 |
| Interior Floo | 08 | SHT VINYL 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 3 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Architectual | 05 | CONV 100 |
| Units | | 0 100 |
| 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 | 2,376 | 100 | | 2,376 | 265,634 |
| FCP | 680 | 25 | | 170 | 19,006 |
| FSP | 480 | 40 | | 192 | 21,465 |
| TOTALS | 3,536 | | | 2,738 | 306,105 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,738 | 121.7280 | 136.34 | 373,299 | 2007 | 2007 | 0 | 0 | 0 | 18.00 | 82.00 |

2 SINGLE FAM 100% - 1997 Heated Area: 2376 HX Base Yr 1997




775 SW JIM WARD 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 | 0180 | FPLC 1STRY | 0 | 100 | 0 | 0 | 1.00 | UT | 2,000.00 | 2,000.00 | 100 | 2007 | 2007 | 3 | 100 | 2,000 | |
| 2 | 0166 | CONC,PAVMT | 0 | 100 | 0 | 0 | 1,360.00 | UT | 3.00 | 3.00 | 100 | 2007 | 2007 | 3 | 100 | 4,080 | |
| 3 | 0040 | BARN,POLE | 0 | 100 | 44 | 46 | 2,024.00 | UT | 2.50 | 2.50 | 75 | 2013 | 2013 | 3 | 75 | 3,795 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 306,105 |
| TOTAL MARKET OB/XF VALUE | | 9,875 |
| TOTAL LAND VALUE - MARKET | | 137,430 |
| TOTAL MARKET VALUE | | 349,925 |
| SOH/AGL Deduction | | 122,951 |
| ASSESSED VALUE | | 226,974 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 175,563 |
| TOTAL JUST VALUE | | 453,410 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 457,143 |

LAND:3:1: ACREAGE RE-CALCL FROM 15.27 TO 15.02 AC

SALE:3:1: (FAMILY - WANDA)

BLDG:1:1: WEST MH

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 23684 | SFR | 698 | 10/03/2005 |
| 10802 | M H | 125 | 02/26/1996 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1550/2595 | 10/02/2025 | LE | U | I | 14 | 100 |
| GRANTOR: CARTER GENE EDWARD II | | | | | | |
| GRANTEE: CATER KEITH P (RMDR | | | | | | |
| 0830/1172 | 10/14/1996 | QC | Q | V | 01 | 100 |
| GRANTOR: KIMBERLY PHILLIPS CAR | | | | | | |
| GRANTEE: GENE EDWARD CARTER | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W39 FCP= N20 W20 S34 E20 N14$ S14 W20 FSP= N4 W8 S38 E30 N8 W22 N26$ S26 E22 S8 E37 N48$.

## LAND DESCRIPTION

TOTAL OB/XF 9,875

| 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 | | A-1 | 0.00 | 0.00 | 3.27 | AC | | 1.00 | 1.00 | 1.00 | 9,000.00 | 9,000.00 | 29,430 | | | | | | | |
| 2 | 6200 | A | PASTURE 3 | 0 | | A-1 | 0.00 | 0.00 | 5.00 | AC | | 1.00 | 1.00 | 1.00 | 280.00 | 280.00 | 1,400 | | | | | | | |
| 3 | 5500 | A | TIMBER 2 | 0 | | A-1 | 0.00 | 0.00 | 7.00 | AC | | 1.00 | 1.00 | 1.00 | 445.00 | 445.00 | 3,115 | | | | | | | |
| 4 | 9910 | M | MKT.VAL.AG | 0 | | A-1 | 0.00 | 0.00 | 12.00 | AC | | 1.00 | 1.00 | 1.00 | 9,000.00 | 9,000.00 | 108,000 | | | | | | | |

REVIEW DATE 10/11/2017 BY DF Total Acres: 15.27 Total Land Value: 33,945 Market: 108,000 Agricultural: 4,515 Common: 29,430 PRINTED 06/23/2026 BY SYS