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

2027

17-6S-17-09693-004

BUILDING CHARACTERISTICS

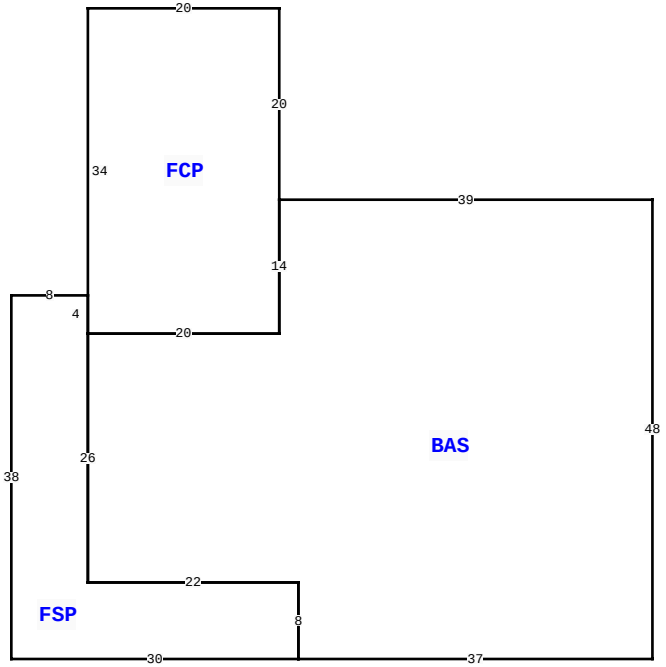
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	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	260,880
FCP	680	25		170	18,666
FSP	480	40		192	21,081
TOTALS	3,536			2,738	300,627

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	133.90	366,618	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

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		300,627
TOTAL MARKET OB/XF VALUE		9,875
TOTAL LAND VALUE - MARKET		137,430
TOTAL MARKET VALUE		344,447
SOH/AGL Deduction		110,799
ASSESSED VALUE		233,648
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		182,237
TOTAL JUST VALUE		447,932
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		453,410

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 11/17/2026 BY SYS