

COMM SW COR OF NW1/4 OF SE1/4,
 RUN E 460.20 FT FOR POB, RUN S
 43 FT, E 196.83 FT, N 43 FT, E

HALES JOHN W/HALES KAREN E
 296 SW HALL AVE
 FT WHITE, FL 32038

2026

17-6S-17-09693-009



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Stories	1.	1.	100
Architctual Units	01	CONV	100
		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
BAS	1,512	100	
TOTALS	1,512		89,040

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0201	02	1,512	113.9000	107.07	161,890	2007	2007	0	0	45.00	55.00		
1 MANUF 1 100% - 2008 Heated Area: 1512 HX Base Yr 2008													
<div style="border: 1px solid black; width: 100%; height: 100%; position: relative;"> 56 56 27 27 <div style="position: absolute; top: 50%; left: 50%; transform: translate(-50%, -50%);"> <p>BAS</p> </div> </div>													

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			89,040
TOTAL MARKET OB/XF VALUE			4,400
TOTAL LAND VALUE - MARKET			87,115
TOTAL MARKET VALUE			105,228
SOH/AGL Deduction			46,261
ASSESSED VALUE			58,967
TOTAL EXEMPTION VALUE	HX HB		33,967
BASE TAXABLE VALUE			25,000
TOTAL JUST VALUE			180,555
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			185,411

PERMIT NUM	DESCRIPTION	AMT	ISSUED
25712	M H	440	04/11/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1054/1759	8/10/2005	QC	Q	V	06	100

GRANTOR: JIMMIE H & IMOGENE L
 GRANTEE: JOHN W & KAREN E HA

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/07/2025	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS= W56 S27 E56 N27\$.	

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	0294	SHED WOOD/	0	100	0	0		1.00	UT 0.00	100	2013	2013	3	100	600	
2	0296	SHED METAL	0	100	0	0		1.00	UT 0.00	100	2013	2013	3	100	800	
3	9947	Septic	0	100	0	0		1.00	UT 3,000.00	100			3	100	3,000	

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	0200	C	MBL HM	100			0.00	0.00	1.00	AC		1.00	1.00	1.00	9,500.00	9,500.00	9,500							
2	6200	A	PASTURE 3	0			0.00	0.00	8.17	AC		1.00	1.00	1.00	280.00	280.00	2,288							
3	9910	M	MKT.VAL.AG	0			0.00	0.00	8.17	AC		1.00	1.00	1.00	9,500.00	9,500.00	77,615							