THE EAST 659 FT OF NE1/4 OF NE1/

745-1329, 1187-1479, WD 1202-218

GERANIUM 466 LLC
466 SW GERANIUM LN
FORT WHITE, FL 32038-2952

2027

17-7S-16-04233-002

BUILDING CHARACTERISTICS

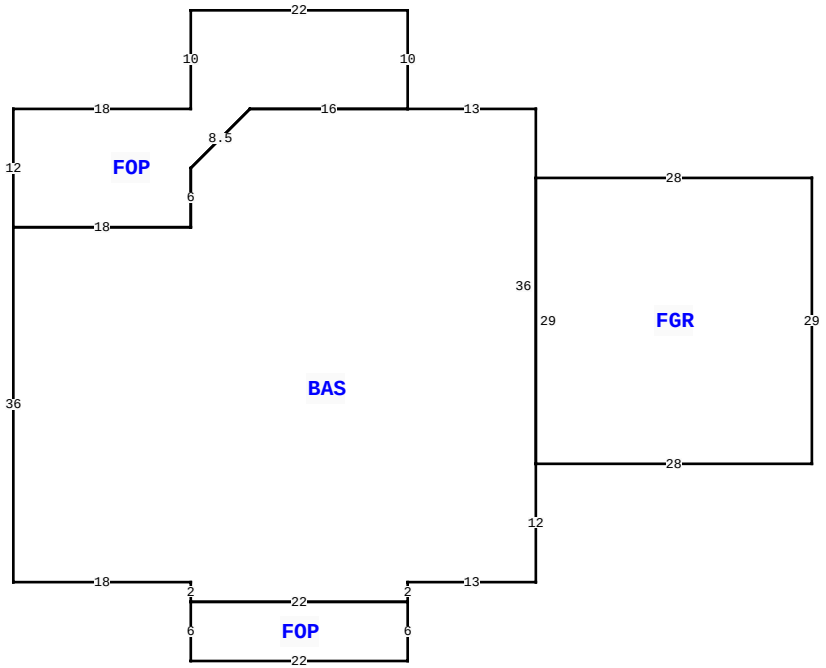
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	04	04 100
Kitchen Adjus	02	02 100
Quality	06	06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	17716.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,354	100		2,354	341,582
FGR	812	55		447	64,863
FOP	132	30		40	5,804
FOP	454	30		136	19,734
TOTALS	3,752			2,977	431,984

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,977	146.5754	161.23	479,982	2015	2015	0	0	0	10.00	90.00

1 SINGLE FAM 0% - 2022 Heated Area: 2354 HX Base Yr



466 SW GERANIUM LN, 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	0040	BARN,POLE	0	0	32	48	1,536.00	UT	3.00	3.00	100	2008	2008	3	100	4,608	
2	0180	FPLC 1STRY	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2015	2015	3	100	2,000	
3	9946	Well	0	0	0	0	1.00	UT	4,000.00	4,000.00	100			3	100	4,000	
4	0166	CONC,PAVMT	0	0	0	0	2,322.00	UT	2.00	2.00	100	2015	2015	3	100	4,644	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	431,984
TOTAL MARKET OB/XF VALUE	15,252
TOTAL LAND VALUE - MARKET	170,000
TOTAL MARKET VALUE	617,236
SOH/AGL Deduction	0
ASSESSED VALUE	617,236
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	617,236
TOTAL JUST VALUE	617,236
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	625,086

PERMIT NUM	DESCRIPTION	AMT	ISSUED
32423	SFR	1,053	10/21/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1450/603	10/07/2021	WD	Q	I	01	640,000
GRANTOR: BARRS CODY R						
GRANTEE: GERANIUM 466 LLC						
1281/1002	9/12/2014	WD	Q	I	01	62,000
GRANTOR: MICHAEL DEAN & Z EDMO						
GRANTEE: CODY R & WHITNEY W						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 FOP= N10 W22 S10 W18 S12 E18 N6 R6 U6 E16 $ W16
D6 L6 S6 W18 S36 E18 S2 FOP= S6 E22 N6 W22$ E22 N2 E13 N12
FGR= E28 N29 W28 S29$ N36$.

LAND DESCRIPTION

TOTAL OB/XF 15,252

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	0		A-1	0.00	0.00	20.00	AC		1.00	1.00	1.00	8,500.00	8,500.00	170,000							

REVIEW DATE 12/01/2021 BY CP Total Acres: 20.00 Total Land Value: 170,000 Market: 0 Agricultural: 0 Common: 170,000 PRINTED 11/17/2026 BY SYS