COMM NE COR OF NE1/4 OF NE1/4 OF
RUN W 988.50 FT FOR POB, RUN S 6
W 329.50 FT, N 661.30 FT, E 329.

ASHE DAVID W/ASHE TANIA
306 SW GERANIUM LN
FORT WHITE, FL 32038

2027

17-7S-16-04233-003

BUILDING CHARACTERISTICS

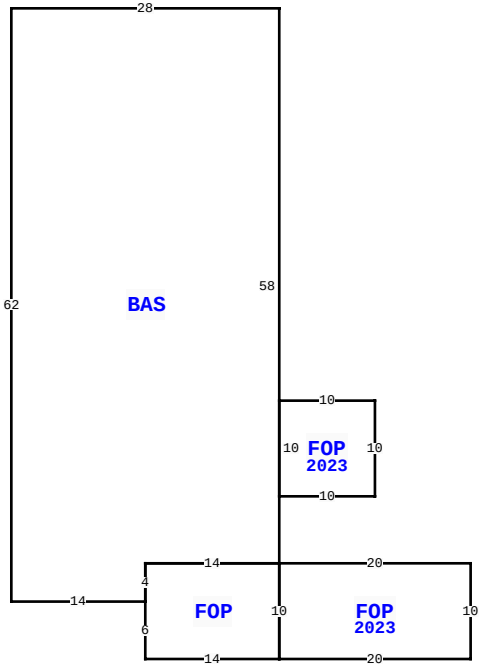
ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	02	WALL BD/WD 50
Interior Wall	05	DRYWALL 50
Interior Floo	09	PINE WOOD 50
Interior Floo	12	HARDWOOD 50
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
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	03	03
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	1,680	100		1,680	85,820
FOP	140	30		42	2,146
FOP	100	30	2023	30	1,533
FOP	200	30	2023	60	3,065
TOTALS	2,120			1,812	92,563

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,812	71.4420	78.59	142,405	1945	1945	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2024 Heated Area: 1680 HX Base Yr 2024



306 SW GERANIUM LN, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 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	100	0	0	1.00	UT	2,500.00	2,500.00	100	2023	2022		100	2,500	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	800.00	800.00	100	2023	2022		100	800	
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	400.00	400.00	100	2023	2022		100	400	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		92,563
TOTAL MARKET OB/XF VALUE		3,700
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		161,263
SOH/AGL Deduction		74,663
ASSESSED VALUE		86,600
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		35,189
TOTAL JUST VALUE		161,263
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		162,947

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051450	Electrical Servic	0	11/08/2024
09544	RELOCATE	100	03/30/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1485/2504	3/03/2023	WD	Q	I	01	149,900
GRANTOR: ELIS ROBERT B						
GRANTEE: ASHE DAVID W						
1482/2053	11/10/2022	WD	U	I	11	100
GRANTOR: BUXTON DIANE R						
GRANTEE: ELIS ROBERT B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,-16] W28 S62 E14 N4 E14 N58 $
FOP=[YR=2023;ORIG=0,42] S10 E20 N10 W20 $
FOP=[ORIG=-14,46] S6 E14 N10 W14 S4 $
FOP=[YR=2023;ORIG=0,25] S10 E10 N10 W10 $
.

LAND DESCRIPTION

TOTAL OB/XF 3,700

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	4.00	AC		1.00	1.00	1.00	13,000.00	13,000.00	52,000							
2	0100	C	SFR	100		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	13,000.00	13,000.00	13,000							

REVIEW DATE 12/10/2024 BY tommy Total Acres: 5.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 11/17/2026 BY SYS