

BEG AT SW COR OF NW1/4 OF SW1/4,
 FT, N 749.49 FT, E 880.67 FT TO
 60-FOOT ESMNT, RUN N 30 FT, W 22

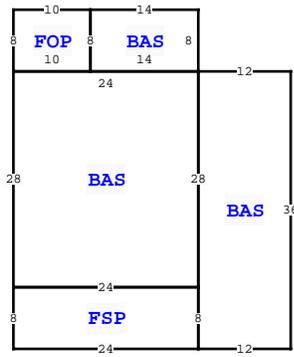
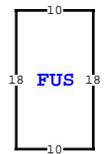
HOBBS FREDRICK BROWN/HOBBS DEBORAH LORRAINE
 698 SW RASBERRY CT
 FORT WHITE, FL 32038-9004

2026

17-7S-17-10010-002


ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
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

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,497	108.9000	124.15	185,853	1989	2005	0	0	25.00	75.00		
1 SINGLE FAM 100% - 2016 Heated Area: 1396 HX Base Yr 2016													



Quality	05	05			
DOR CODE	5000	IMPROVED AG			
MAP NUM		MKT AREA 02			
NEIGHBORHOOD/LOC	17717.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	112	100		112	10,429
BAS	432	100		432	40,225
BAS	672	100		672	62,572
FOP	80	30		24	2,235
FSP	192	40		77	7,170
FUS	180	100		180	16,760
TOTALS	1,668			1,497	139,390

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	0190	FPLC PF	0	100	0	0	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	9910	RV SITE/RE	0	100	0	0	UT	2,000.00	2,000.00	100	0	0	3	100	1,150	
3	0280	POOL R/CON	0	100	32	16	UT	70.00	70.00	100	1997	1997	3	40	14,336	
4	0166	CONC, PAVMT	0	100	0	0	UT	1.50	1.50	100	1997	1997	3	100	870	
5	0040	BARN, POLE	0	100	24	32	UT	0.00	0.00	100	1997	1997	3	100	2,500	
6	9945	Well/Sept	0	0	0	0	UT	7,000.00	7,000.00	100			3	100	7,000	
7	0282	POOL ENCL	0	100	0	0	UT	15.00	15.00	100	1997	1997	3	40	4,800	
8	0070	CARPORT UF	0	100	18	20	UT	3.00	3.00	100	1998	1998	3	100	1,080	
9	0060	CARPORT F	0	100	0	0	UT	0.00	0.00	100	2009	2009	3	100	350	
10	0263	PRCH, USP	0	100	0	0	UT	0.00	0.00	100	2009	2009	3	100	1,200	

676 SW RASBERRY CT, FORT WHITE														BLD DATE		LGL DATE	
														XF DATE		LAND DATE	05/07/2026
														INC DATE		AG DATE	MLU
														TOTAL OB/XF 34,486			

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY			STANDARD
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			160,118
TOTAL MARKET OB/XF VALUE			50,756
TOTAL LAND VALUE - MARKET			134,460
TOTAL MARKET VALUE			294,322
SOH/AGL Deduction			91,636
ASSESSED VALUE			202,686
TOTAL EXEMPTION VALUE			51,411
BASE TAXABLE VALUE			151,275
TOTAL JUST VALUE			345,334
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			344,180

PERMIT NUM	DESCRIPTION	AMT	ISSUED
12816	POOL	100	07/25/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1501/286	10/16/2023	LE U		I	14	100
GRANTOR: HOBBS FREDERICK BROWN						
GRANTEE: HOBBS FREDERICK BRO						
1328/0879	12/15/2016	WD U		I	11	100
GRANTOR: ROBERT F POPIEL						
GRANTEE: FREDERICK BROWN & DE						

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS= W24 S28 FSP= S8 E24 N8 W24\$ E24 BAS= S8 E12 N36 W12 S28\$ N28\$ BAS= N8 W14 FOP= W10 S8 E10 N8\$ S8 E14\$ PTR=N30FUS= N18 W10 S18 E10 \$ S30\$.													

LAND DESCRIPTION														TOTAL OB/XF 34,486										
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	0100	C	SFR	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	9,000							
2	9900	C	AC NON-AG	100		A-1	0.00	0.00	7.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	63,000							
3	6200	A	PASTURE 3	0		A-1	0.00	0.00	5.85	AC		1.00	1.00	1.00	280.00	280.00	1,638							
4	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	5.85	AC		1.00	1.00	1.00	9,000.00	9,000.00	52,650							
5	0200	C	MBL HM	100		A-1	0.00	0.00	1.09	AC		1.00	1.00	1.00	9,000.00	9,000.00	9,810							

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 FT, N 749.49 FT, E 880.67 FT TO
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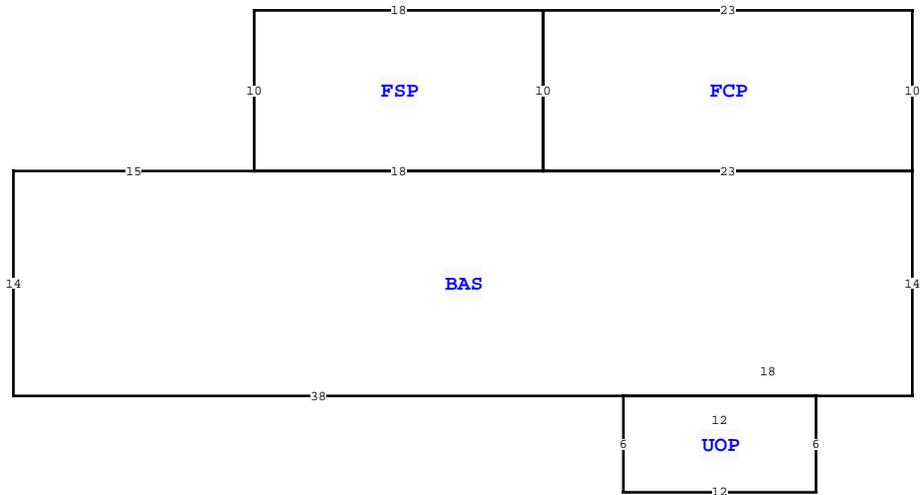
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BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	03	BELOW AVG.	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	01	MINIMUM	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	100
Bathrooms		2	100
Stories	1.	1.	100
Architctual Units	01	CONV	100
		0	100
Quality	04	04	
DOR CODE	5000 IMPROVED AG		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	17717.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	784	100	
FCP	230	25	
FSP	180	40	
UOP	72	25	
TOTALS	1,266		
		932	20,728

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	932	88.2550	55.60	51,819	1990	1990	0	0	60.00	40.00
2 MOBILE HME 0% - 2016 Heated Area: 784 HX Base Yr 2016											



COLUMBIA COUNTY PROPERTY		PAGE 2 of 2	3
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1328/0879	12/15/2016	WD	U	I	11	100
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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
11	0030	BARN,MT	0	100	30	40	1,200.00	UT	12.00	100	2009	2009	3	100	14,400	
12	0166	CONC,PAVMT	0	100	3	40	120.00	UT	2.25	100	2009	2009	3	100	270	
13	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	100	2016	2016	3	100	800	
14	0251	LEAN TO W/	0	100	0	0	1.00	UT	0.00	100	2017	2017	3	100	800	
TOTALS												16,270				

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W15 S14 E38 UOP= S6 E12 N6 W12\$ E18 N14 FCP= N10 W23 S10 E23\$ W23 FSP= N10 W18 S10 E18\$ W18\$.											

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