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

2027

17-7S-17-10010-002

BUILDING CHARACTERISTICS

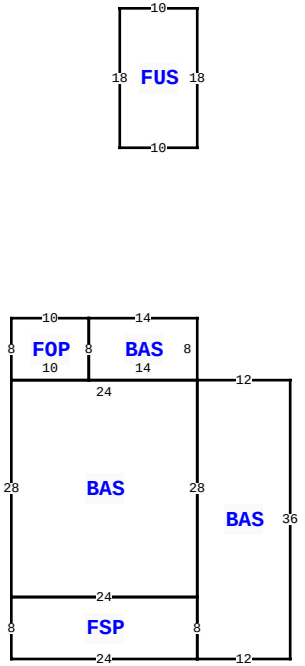
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
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	10,062
BAS	432	100		432	38,812
BAS	672	100		672	60,374
FOP	80	30		24	2,156
FSP	192	40		77	6,918
FUS	180	100		180	16,172
TOTALS	1,668			1,497	134,494

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	119.79	179,326	1989	2005	0	0	0	25.00	75.00

1 SINGLE FAM 100% - 2016 Heated Area: 1396 HX Base Yr 2016



676 SW RASBERRY CT, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	154,234
TOTAL MARKET OB/XF VALUE	50,756
TOTAL LAND VALUE - MARKET	134,460
TOTAL MARKET VALUE	288,438
SOH/AGL Deduction	78,282
ASSESSED VALUE	210,156
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	158,745
TOTAL JUST VALUE	339,450
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	341,898

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: FREDRICK BROWN & DE						

BUILDING NOTES

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$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	9910	RV SITE/RE	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	1,150	
3	0280	POOL R/CON	0	100	32	16	512.00	UT	70.00	70.00	100	1997	1997	3	40	14,336	
4	0166	CONC,PAVMT	0	100	0	0	580.00	UT	1.50	1.50	100	1997	1997	3	100	870	
5	0040	BARN,POLE	0	100	24	32	1.00	UT	0.00	0.00	100	1997	1997	3	100	2,500	
6	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
7	0282	POOL ENCL	0	100	0	0	800.00	UT	15.00	15.00	100	1997	1997	3	40	4,800	
8	0070	CARPORT UF	0	100	18	20	360.00	UT	3.00	3.00	100	1998	1998	3	100	1,080	
9	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	350	
10	0263	PRCH,USP	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 34,486

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	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							

REVIEW DATE 12/11/2017 BY DF Total Acres: 14.94 Total Land Value: 83,448 Market: 52,650 Agricultural: 1,638 Common: 81,810 PRINTED 11/17/2026 BY SYS

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

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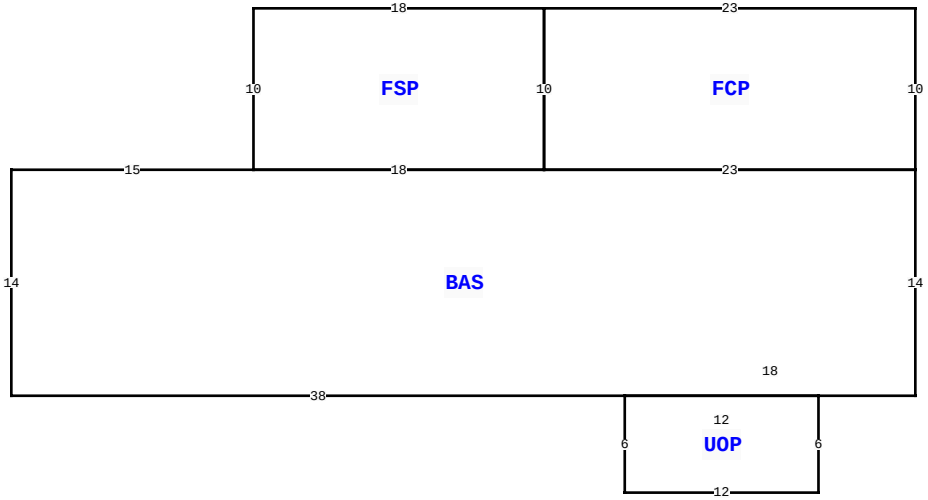
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	784	100		784	16,605
FCP	230	25		58	1,228
FSP	180	40		72	1,525
UOP	72	25		18	381
TOTALS	1,266			932	19,740

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	52.95	49,346	1990	1990	0	0	0	60.00	40.00

2 MOBILE HME 0% - 2016 Heated Area: 784 HX Base Yr 2016



676 SW RASBERRY CT, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
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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
11	0030	BARN,MT	0	100	30	40	1,200.00	UT	12.00	12.00	100	2009	2009	3	100	14,400	
12	0166	CONC,PAVMT	0	100	3	40	120.00	UT	2.25	2.25	100	2009	2009	3	100	270	
13	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	800	
14	0251	LEAN TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	800	

LAND DESCRIPTION

TOTAL OB/XF 16,270

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

REVIEW DATE 12/11/2017 BY DF Total Acres: 14.94 Total Land Value: 83,448 Market: 52,650 Agricultural: 1,638 Common: 81,810 PRINTED 11/17/2026 BY SYS

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TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		158,745
TOTAL JUST VALUE		339,450
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INCOME VALUE		
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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$.