LOT 2 COLUMBIA ACRES S/D.

WD 408-300, 964-2545, QCD 1101-2

KLEMENT JOHN/KLEMENT MICHELLE
2088 SW CR 778
FORT WHITE, FL 32038

2027

17-7S-17-10012-002

BUILDING CHARACTERISTICS

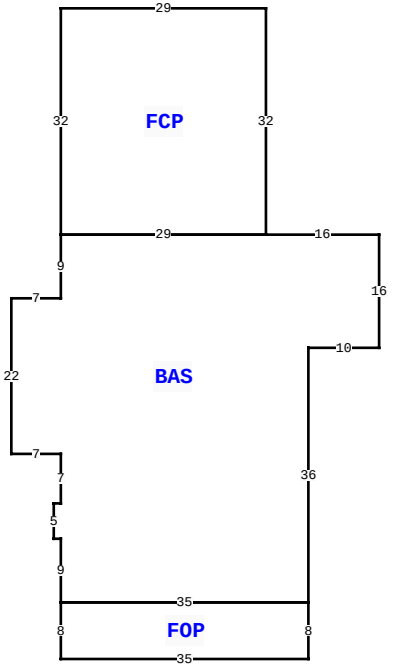
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	12	HARDWOOD 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	17717.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,139	100		2,139	270,373
FCP	928	25		232	29,325
FOP	280	30		84	10,617
TOTALS	3,347			2,455	310,317

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,455	122.2452	134.47	330,124	2019	2019	0	0	0	6.00	94.00

1 SINGLE FAM 100% - 2020 Heated Area: 2139 HX Base Yr 2020



2088 SW COUNTY ROAD 778 , FORT WHITE

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	310,317
TOTAL MARKET OB/XF VALUE	31,024
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	406,341
SOH/AGL Deduction	183,516
ASSESSED VALUE	222,825
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	171,414
TOTAL JUST VALUE	406,341
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	411,971

PERMIT NUM	DESCRIPTION	AMT	ISSUED
37980	SFR	1,068	04/12/2019
37960	STORAGE	266	04/08/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1308/1699	1/25/2016	WD	Q	V	01	25,000
GRANTOR: RICHARD T GOLIGHTLY J						
GRANTEE: JOHN & MICHELLE KLE						
1198/1394	7/26/2010	WD	Q	V	01	40,000
GRANTOR: ROBERT DAVIS JR						
GRANTEE: RICHARD T GOLIGHTLY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W16 FCP= N32 W29 S32 E29$ W29 S9 W7 S22 E7 S7 W1 S5 E1 S9 FOP= S8 E35 N8 W35$ E35 N36 E10 N16$.

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	0210	GARAGE U	0	100	40	40	1,600.00	UT	18.00	18.00	100	2019	2019	3	100	28,800	
2	0166	CONC,PAVMT	0	100	16	32	512.00	UT	2.00	2.00	100	2019	2019	3	100	1,024	
3	0166	CONC,PAVMT	0	100	15	40	600.00	UT	2.00	2.00	100	2019	2019	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 31,024

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		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 01/08/2020 BY BC Total Acres: 5.16 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 11/17/2026 BY SYS