LOT 16 COLUMBIA ACRES S/D.

ORB 409-533, 671-452,

KRAUSE DARRELL R/KRAUSE LOUISE D
269 SW QUAIL PL
FORT WHITE, FL 32038

2027

18-7S-17-10013-016

BUILDING CHARACTERISTICS

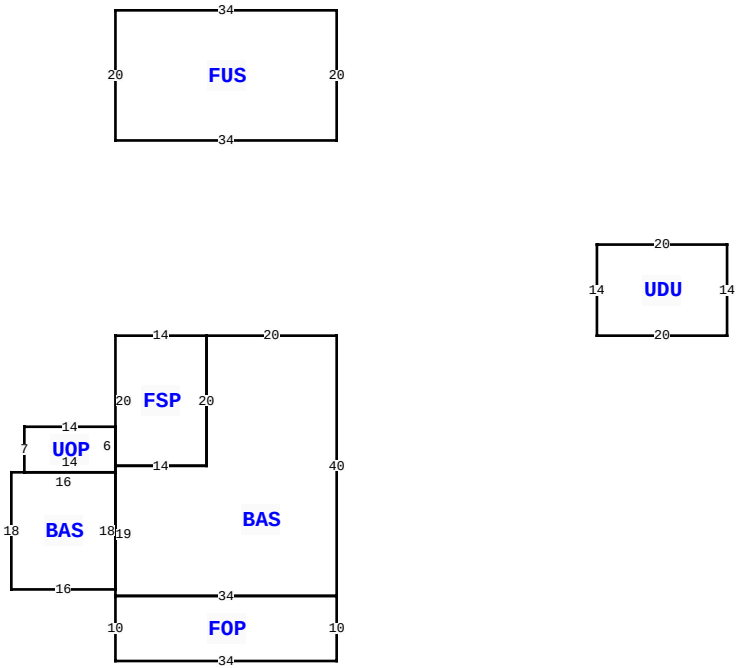
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 50
Interior Wall	06	CUST PANEL 50
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.5	1.5 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	18717.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	288	100		288	27,522
BAS	1,080	100		1,080	103,208
FOP	340	30		102	9,747
FSP	280	40		112	10,703
FUS	680	100		680	64,983
UDU	280	55		154	14,717
UOP	98	20		20	1,911
TOTALS	3,046			2,436	232,792

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,436	133.6578	147.02	358,141	1990	1990	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 2048 HX Base Yr



269 SW QUAIL PL, 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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	232,792
TOTAL MARKET OB/XF VALUE	2,400
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	300,192
SOH/AGL Deduction	114,081
ASSESSED VALUE	186,111
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	134,700
TOTAL JUST VALUE	300,192
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	304,435

LAND:1:1: 5.16 ACRES

SALE:1:1: NOT TYPICAL SALE-HIGHER THAN COMP SALES

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17247	ADDN SFR	70	07/26/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0671/0452	12/14/1988	WD	U	V		16,000

GRANTOR: BOGGS MYRTLE

GRANTEE: KRAUSE DARRELL &

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W20 FSP= W14 S20 E14 N20$ S20 W14 UOP= N6 W14 S7 E14 N1$ S1 BAS= W16 S18 E16 N18$ S19 FOP= S10 E34 N10 W34$ E34 N40$ PTR=N30 FUS= N20 W34 S20 E34$ S30$ PTR= E40 UDU= E20 N14 W20 S14$ W40$.

LAND DESCRIPTION

TOTAL OB/XF 2,400

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 12/13/2017 BY DF Total Acres: 5.16 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 11/17/2026 BY SYS