

COMM SE COR, RUN W 2641.60 FT,
N 210 FT, W 166.33 FT, NW'LY
1276.91 FT FOR POB, CONT NW'LY

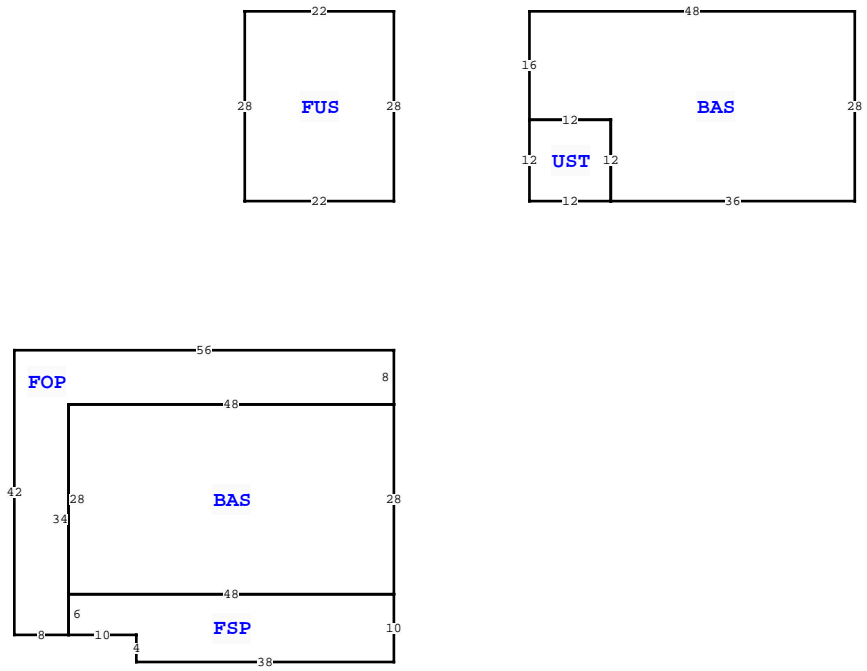
BAILEY ROBERT/BAILEY JOCELYN
408 SW RIVER RISE CT
FORT WHITE, FL 32038

2026

18-7S-17-10021-011


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	51	LOG 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	05	DRYWALL 50	
Interior Wall	06	CUST PANEL 50	
Interior Floor	15	HARDTILE 80	
Interior Floor	14	CARPET 20	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		4 100	
Bathrooms		2.5 100	
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	06	06	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	18717.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,200	100	
BAS	1,344	100	
FOP	720	30	
FSP	440	40	
FUS	616	100	
UST	144	45	
TOTALS	4,464		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	EXCEPT SFR	100%	- 2019		Heated Area: 3160					HX Base Yr 2019			



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			397,420
TOTAL MARKET OB/XF VALUE			5,156
TOTAL LAND VALUE - MARKET			121,440
TOTAL MARKET VALUE			524,016
SOH/AGL Deduction			194,428
ASSESSED VALUE			329,588
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			278,177
TOTAL JUST VALUE			524,016
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			507,696

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7262	SFR	85,000	06/11/1993

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1374/2100	10/02/2018	WD	U	I	12	335,000

GRANTOR: U S BANK TRUST NA
 GRANTEE: ROBERT & JOCELYN BA
 1345/1791 10/06/2017 CT U I 18 100
 GRANTOR: CLERK OF COURT
 GRANTEE: U S BANK TRUST N A

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/06/2026	MLU

BUILDING NOTES	
BUILDING DIMENSIONS FOP= N8 W56 S42 E8 N34 E48\$ BAS= W48 S28 FSP= S6 E10 S4 E38 N10 W48\$ E48 N28\$ PTR= N30 FUS= N28 W22 S28 E22\$ S30\$ PTR= N30 E20 UST= E12 BAS= E36 N28 W48 S16 E12 S12\$N12 W12 S12\$ W20 S30\$.	

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	0040	BARN, POLE	0 100	24	48	1,152.00	UT	3.00	3.00	100	0	0	3	100	3,456	
2	0190	FPLC PF	0 100	0	0	1.00	UT	1,200.00	1,200.00	100	1994	1994	3	100	1,200	
3	0080	DECKING	0 100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	500	

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
1	0100	C	SFR	100		A-1	0.00	0.00	11.04	AC		1.00	1.00	1.00	11,000.00	11,000.00	121,440							