

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
VALUATION SUMMARY PAGE 1 of 1

BUILDING CHARACTERISTICS	
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
BAS	1,200
BAS	1,344
FOP	720
FSP	440
FUS	616
UST	144
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		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			413,992
TOTAL MARKET OB/XF VALUE			5,156
TOTAL LAND VALUE - MARKET			121,440
TOTAL MARKET VALUE			540,588
SOH/AGL Deduction			211,000
ASSESSED VALUE			329,588
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			278,177
TOTAL JUST VALUE			540,588
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						

EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0040	BARN_POLE	0 100	24	48	1,152.00	UT	3.00	3.00	
2	0190	FPLC PF	0 100	0	0	1.00	UT	1,200.00	1,200.00	
3	0080	DECKING	0 100	0	0	1.00	UT	0.00	0.00	

TOTAL OB/XF														5,156	
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE									05/06/2026	MLU

BUILDING NOTES													
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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\$.													

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							