

COMM SE COR, RUN W 2641.60 FT,
N 210 FT, W 166.33 FT FOR POB,
RUN N 1356.70 FT, W 831.75 FT,

BREINES RICHARD J/BREINES RABECA D
315 SW WAFFLE GLN
FORT WHITE, FL 32038

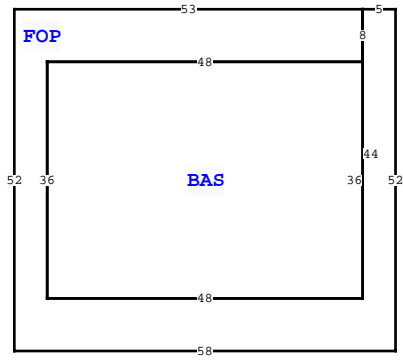
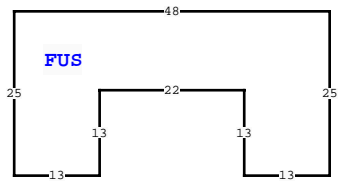
2026

18-7S-17-10021-012



ELEMENT		CD	CONSTRUCTION		
Exterior Wall	32		HARDIE BRD	100	
Roof Structur	08		IRREGULAR	100	
Roof Cover	12		MODULAR MT	100	
Interior Wall	05		DRYWALL	100	
Interior Floo	08		SHT VINYL	80	
Interior Floo	15		HARDTILE	20	
Air Condition	03		CENTRAL	100	
Heating Type	04		AIR DUCTED	100	
Bedrooms			3	100	
Bathrooms			2	100	
Frame	02		WOOD FRAME	100	
Stories	1.5		1.5	100	
Architectual	05		CONV	100	
Units			0	100	
Quality	07		07		
DOR CODE	5000 IMPROVED AG				
MAP NUM		MKT AREA	02		
NEIGHBORHOOD/LOC	18717.00 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,728	100		1,728	218,748
FOP	1,288	30		386	48,863
FUS	914	100		914	115,704
TOTALS	3,930			3,028	383,315

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2	SINGLE FAM	100%	- 2017								
Heated Area: 2642						HX Base Yr 2017					



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			383,315
TOTAL MARKET OB/XF VALUE			79,091
TOTAL LAND VALUE - MARKET			163,620
TOTAL MARKET VALUE			496,216
SOH/AGL Deduction			192,455
ASSESSED VALUE			303,761
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			252,350
TOTAL JUST VALUE			626,026
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			631,358

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042733	Storage Building	9,995	09/13/2021
000042514	Solar Power System	41,122	08/09/2021
40072	POOL	0	06/01/2020
33991	SFR	860	04/25/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1289/2608	2/23/2015	WD	Q	I	01	127,500
GRANTOR: KATHLEEN M HIGGINS						
GRANTEE: RICHARD J & RABECA						
1078/2677	3/23/2006	WD	Q	I		200,000
GRANTOR: BONITA MACROIX						
GRANTEE: KATHLEEN M HIGGINS						

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	0166	CONC, PAVMT	0	100	24	36	UT	1.50	1.50	100	1995	1995	3	100	1,296	
2	0169	FENCE/WOOD	0	100	0	0	UT	0.00	0.00	100	2014	2014	3	100	2,000	
3	0190	FPLC PF	0	100	0	0	UT	1,200.00	1,200.00	100	2016	2016	3	100	1,200	
4	0031	BARN, MT AE	0	100	30	40	UT	9.00	9.00	100	2016	2016	3	100	10,800	
5	0280	POOL R/CON	0	100	20	40	UT	70.00	70.00	100	2016	2016	3	82	45,920	
6	0166	CONC, PAVMT	0	100	29	35	UT	5.00	5.00	100	2022	2021		100	5,075	
7	0070	CARPORT UF	0	100	35	24	UT	10.00	10.00	100	2022	2021		100	8,400	
8	0258	PATIO	0	100	0	0	UT	3,600.00	3,600.00	100	2022	2021		100	3,600	
9	0261	PRCH, UOP	0	100	0	0	UT	800.00	800.00	100	2022	2021		100	800	
TOTAL OB/XF															79,091	

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	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	3.18	AC		1.00	1.00	1.00	9,000.00	9,000.00	28,620							
2	5500	A	TIMBER 2	0		00	0.00	0.00	6.00	AC		1.00	1.00	1.00	445.00	445.00	2,670							
3	6200	A	PASTURE 3	0		A-1	0.00	0.00	9.00	AC		1.00	1.00	1.00	280.00	280.00	2,520							
4	9910	M	MKT.VAL.AG	0		00	0.00	0.00	15.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	135,000							