

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

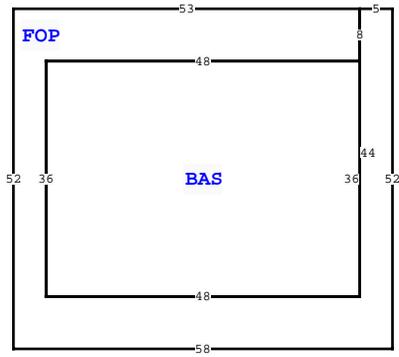
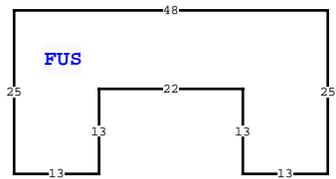
2026

18-7S-17-10021-012



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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
BAS	1,728	100	
FOP	1,288	30	
FUS	914	100	
TOTALS	3,930		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,028	124.2087	141.60	428,765	2016	2016	0	0	9.00	91.00
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		390,176	
TOTAL MARKET OB/XF VALUE		79,091	
TOTAL LAND VALUE - MARKET		163,620	
TOTAL MARKET VALUE		503,077	
SOH/AGL Deduction		199,316	
ASSESSED VALUE		303,761	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		252,350	
TOTAL JUST VALUE		632,887	
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	
TOTALS															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							