

COMM SE COR, RUN W 2641.60 FT,  
N 210 FT, W 166.33 FT, NW'LY  
1918.64 FT FOR POB, CONT NW'LY

FLYNN DAVID P  
PO BOX 624  
FORT WHITE, FL 32038

**2026**

18-7S-17-10021-016  
18-7S-17-10021-016

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	90
Interior Floo	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	100
Bathrooms		1	100
Stories	1.	1.	100
Architectual	01	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
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	672	100	
TOTALS	672		18,781

MARKET ADJUSTMENTS																								
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND													
1	MOBILE HME	0%	0																					
				Heated Area: 672				HX Base Yr																
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td>05/07/2026</td> <td>MLU</td> </tr> </tbody> </table>													BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE					05/07/2026	MLU
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE																			
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COLUMBIA COUNTY PROPERTY		PAGE 1 of 3	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			219,728
TOTAL MARKET OB/XF VALUE			5,000
TOTAL LAND VALUE - MARKET			114,030
TOTAL MARKET VALUE			238,921
SOH/AGL Deduction			0
ASSESSED VALUE			238,921
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			238,921
TOTAL JUST VALUE			338,758
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			336,775

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047984	Swimming Pool and	60,000	08/24/2023
000042616	New Residential C	65,000	09/09/2021
31943	GARAGE	118	05/08/2014
10407	M H	125	11/04/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0784/1158	12/15/1993	WD	Q	V		38,100
GRANTOR: PAUL RUPPERT						
GRANTEE: DAVID FLYNN						

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	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	600	
2	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,200	
3	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,400	
4	0166	CONC, PAVMT	0	0	10	60	600.00	UT	3.00	3.00	100	2023	2022		100	1,800	

BUILDING NOTES												
BAS= W48 S14 E48 N14\$.												

BUILDING DIMENSIONS												
BAS= W48 S14 E48 N14\$.												

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	0102	C	SFR/MH	0		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	9,000								
2	5500	A	TIMBER 2	0		00	0.00	0.00	11.67	AC		1.00	1.00	1.00	445.00	445.00	5,193								
3	9910	M	MKT. VAL. AG	0		00	0.00	0.00	11.67	AC		1.00	1.00	1.00	9,000.00	9,000.00	105,030								



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1918.64 FT FOR POB, CONT NW'LY

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FORT WHITE, FL 32038

**2026**

18-7S-17-10021-016  


ELEMENT		CD	BUILDING CHARACTERISTICS		CONSTRUCTION	
Exterior Wall	31	VINYL SID	100			
Exterior Wall	00	N/A	0			
Roof Structure	03	GABLE/HIP	100			
Roof Cover	12	MODULAR MT	100			
Interior Wall	05	DRYWALL	100			
Interior Floor	03	CONC FINSH	100			
Interior Floor	00	N/A	0			
Air Condition	03	CENTRAL	100			
Heating Type	04	AIR DUCTED	100			
Bedrooms		2	100			
Bathrooms		1.5	100			
Frame	02	WOOD FRAME	100			
Stories	1.	1.	100			
Units		0	100			
Condition Adj	03	03	100			
Kitchen Adjus	01	01	100			
Quality	06	06				
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	1,024	100	2023	1,024	113,255	
FOP	250	30	2023	75	8,295	
TOTALS	1,274			1,099	121,550	

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,099	100.8000	114.91	126,286	2022	2022	0	0	0	3.75	96.25
3 SINGLE FAM			0% - 2023	Heated Area: 1024				HX Base Yr				

32

32
32
BAS  
2023

25

10
10
FOP  
2023

25

COLUMBIA COUNTY PROPERTY				PAGE 3 of 3	3	
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Tax Group: 3				Tax Dist:		
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0784/1158	12/15/1993	WD	Q	V		38,100
GRANTOR: PAUL RUPPERT						
GRANTEE: DAVID FLYNN						
<b>BUILDING NOTES</b>						
<b>BUILDING DIMENSIONS</b>						
BAS=[YR=2023;ORIG=70,10] W32 S32 E32 N32 \$						
FOP=[YR=2023;ORIG=42,42] E25 S10 W25 N10 \$						

EXTRA FEATURES													TOTAL OB/XF		0	
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
192 SW RIVER RISE CT, FORT WHITE																
BLD DATE																
XF DATE																
INC DATE																
LGL DATE																
LAND DATE																
AG DATE																
05/07/2026 MLU																

LAND DESCRIPTION													TOTAL OB/XF													0	
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			