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

2027

18-7S-17-10021-016

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
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

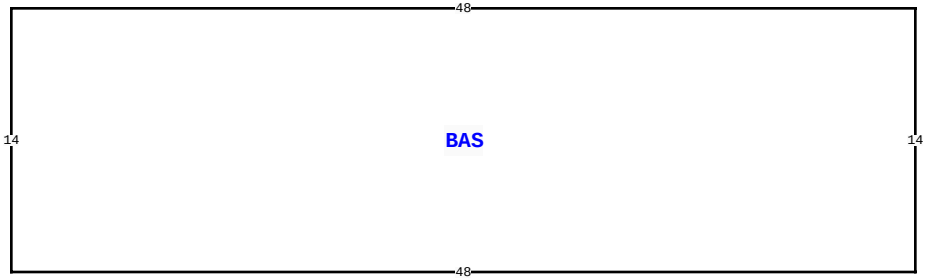
NEIGHBORHOOD/LOC 18717.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100		672	17,886
TOTALS	672			672	17,886

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	672	110.9000	66.54	44,715	1995	1995	0	0	0	60.00	40.00

1 MOBILE HME 0% - 0 Heated Area: 672 HX Base Yr



192 SW RIVER RISE CT, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

EXTRA FEATURES

LN	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	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 3 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	211,786
TOTAL MARKET OB/XF VALUE	5,000
TOTAL LAND VALUE - MARKET	114,030
TOTAL MARKET VALUE	230,979
SOH/AGL Deduction	0
ASSESSED VALUE	230,979
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	230,979
TOTAL JUST VALUE	330,816
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	334,348

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

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 S14 E48 N14$.

LAND DESCRIPTION

TOTAL OB/XF 5,000

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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							

REVIEW DATE 12/28/2022 BY HC Total Acres: 12.67 Total Land Value: 14,193 Market: 105,030 Agricultural: 5,193 Common: 9,000 PRINTED 11/17/2026 BY SYS

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

2027

18-7S-17-10021-016

BUILDING CHARACTERISTICS

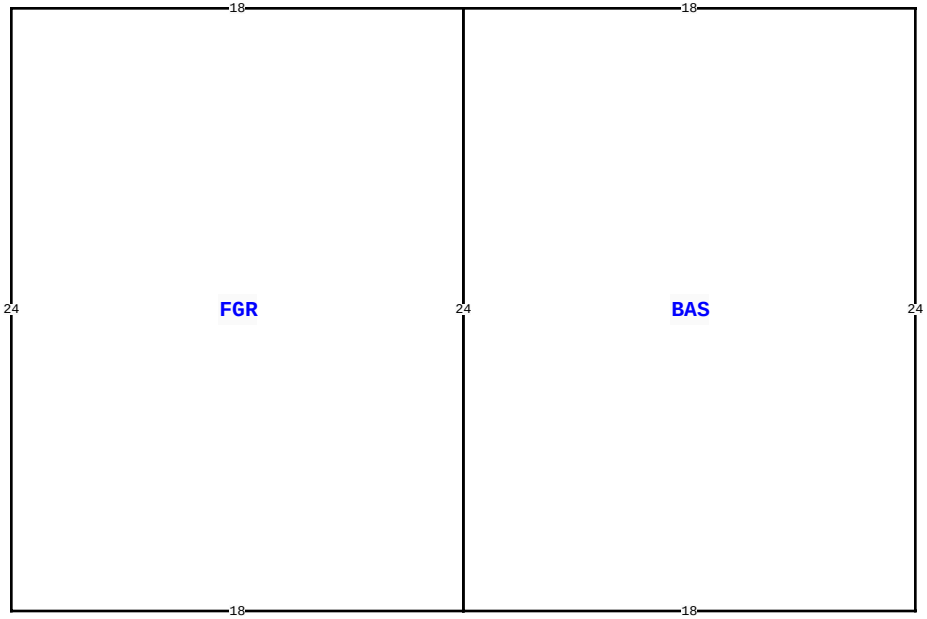
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		1 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	0	100		0	0
BAS	432	100		432	49,398
FGR	432	55		238	27,214
TOTALS	864			670	76,613

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	670	116.8000	128.48	86,082	2014	2014	0	0	0	11.00	89.00

2 SINGLE FAM 0% - 0 Heated Area: 432 HX Base Yr



192 SW RIVER RISE CT, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

EXTRA FEATURES

LN	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

COLUMBIA COUNTY PROPERTY

PAGE 2 of 3 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	211,786
TOTAL MARKET OB/XF VALUE	5,000
TOTAL LAND VALUE - MARKET	114,030
TOTAL MARKET VALUE	230,979
SOH/AGL Deduction	0
ASSESSED VALUE	230,979
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	230,979
TOTAL JUST VALUE	330,816
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	334,348

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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

BUILDING NOTES

BUILDING DIMENSIONS

BAS= BAS= W18 FGR= W18 S24 E18 N24$ S24 E18 N24$.

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 12/28/2022 BY HC Total Acres: 12.67 Total Land Value: 14,193 Market: 105,030 Agricultural: 5,193 Common: 9,000 PRINTED 11/17/2026 BY SYS

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

2027

18-7S-17-10021-016

BUILDING CHARACTERISTICS

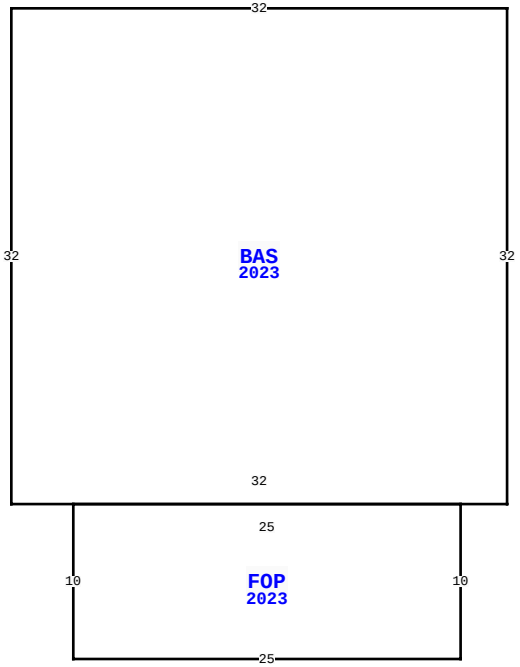
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		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	109,283
FOP	250	30	2023	75	8,004
TOTALS	1,274			1,099	117,287

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	110.88	121,857	2022	2022	0	0	0	3.75	96.25

3 SINGLE FAM 0% - 2023 Heated Area: 1024 HX Base Yr



192 SW RIVER RISE CT, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

EXTRA FEATURES

LN	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

COLUMBIA COUNTY PROPERTY

PAGE 3 of 3 3

VALUATION SUMMARY

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Tax Group: 3	Tax Dist:
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BASE TAXABLE VALUE	230,979
TOTAL JUST VALUE	330,816
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	334,348

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=70,10] W32 S32 E32 N32 $
FOP=[YR=2023;ORIG=42,42] E25 S10 W25 N10 $
.

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 12/28/2022 BY HC Total Acres: 12.67 Total Land Value: 14,193 Market: 105,030 Agricultural: 5,193 Common: 9,000 PRINTED 11/17/2026 BY SYS