W1/2 OF SW1/4 OF NW1/4 EX RD
R/W. ORB 408-293, 660-321,
WD 1037-1989, WD 1422-2040,

GABRIEL JAMES/GABRIEL TARA JO
1023 SW CUMORAH HILL ST
FORT WHITE, FL 32038

2027

19-6S-17-09698-002

BUILDING CHARACTERISTICS

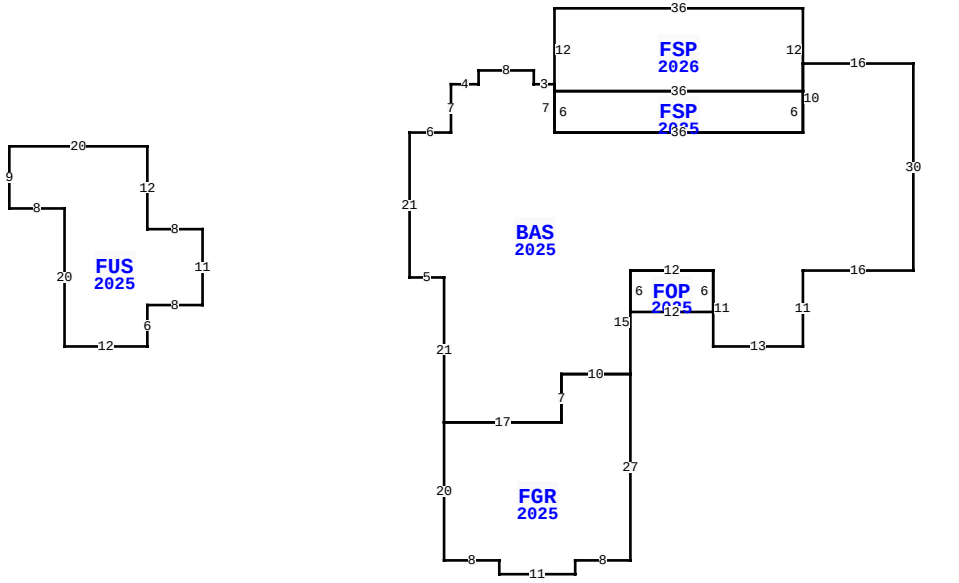
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
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	19617.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,413	100	2025	2,413	305,106
FGR	632	55	2025	348	44,003
FOP	72	30	2025	22	2,782
FSP	216	40	2025	86	10,874
FSP	432	40	2026	173	21,875
FUS	508	100	2025	508	64,233
TOTALS	4,273			3,550	448,872

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,550	116.1090	127.72	453,406	2024	2024	0	0	0	1.00	99.00

1 SINGLE FAM 100% - 2025 Heated Area: 2921 HX Base Yr 2025



1023 SW CUMORAH HILL ST, FORT WHITE

BLD DATE		LGL DATE	05/07/2026 MLU
XF DATE		LAND DATE	
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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2025	2024		100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	420.00	UT	3.00	3.00	100	2025	2024		100	1,260	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	448,872
TOTAL MARKET OB/XF VALUE	2,460
TOTAL LAND VALUE - MARKET	160,000
TOTAL MARKET VALUE	464,671
SOH/AGL Deduction	196,510
ASSESSED VALUE	268,161
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	216,750
TOTAL JUST VALUE	611,332
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	619,486

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054146	Screen Enclosure	12,500	09/25/2025
000048197	New Residential C	500,000	09/19/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1422/2040	10/20/2020	WD	Q	V	01	140,000
GRANTOR: JIM ROY & ELSIE S HIG						
GRANTEE: JAMES M & TARA JO G						
1037/1989	2/02/2005	WD	Q	V		120,000
GRANTOR: RICHARD G & TENA L UD						
GRANTEE: JIM ROY & ELSIE S H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=10,-11] W16 S10 W36 N7 W3 N2 W8 S2 W4 S7 W6 S21 E5 S21 E17 N7 E10 N15 E12 S11 E13 N11 E16 N30 $
FGR=[YR=2025;ORIG=-31,34] W10 S7 W17 S20 E8 S2 E11 N2 E8 N27 $
FUS=[YR=2025;ORIG=-101,1] W20 S9 E8 S20 E12 N6 E8 N11 W8 N12 $
FSP=[YR=2026;ORIG=-42,-19] E36 S12 W36 N12 $
FSP=[YR=2025;ORIG=-42,-7] E36 S6 W36 N6 $
FOP=[YR=2025;ORIG=-31,19] E12 S6 W12 N6 $
.

LAND DESCRIPTION

TOTAL OB/XF 2,460

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	0100	C	SFR	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	8,000.00	8,000.00	8,000							
2	5600	A	TIMBER 3	100					19.00	AC		1.00	1.00	1.00	281.00	281.00	5,339							
3	9910	M	MKT.VAL.AG	100					19.00	AC		1.00	1.00	1.00	8,000.00	8,000.00	152,000							

REVIEW DATE 04/14/2026 BY robin Total Acres: 20.00 Total Land Value: 13,339 Market: 152,000 Agricultural: 5,339 Common: 8,000 PRINTED 11/17/2026 BY SYS