

WL/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

2026

19-6S-17-09698-002

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Exterior Wall	00	N/A	0
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPK	100
Interior Floor	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	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
BAS	2,413	100	2025
BAS	432	100	2026
FGR	632	55	2025
FOP	72	30	2025
FSP	216	40	2025
FUS	508	100	2025
TOTALS	4,273		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2025		499,741	2024	2024	0	0	1.00	99.00
Heated Area: 3353 HX Base Yr 2025											

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			494,744
TOTAL MARKET OB/XF VALUE			2,460
TOTAL LAND VALUE - MARKET			160,000
TOTAL MARKET VALUE			510,543
SOH/AGL Deduction			220,077
ASSESSED VALUE			290,466
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			239,055
TOTAL JUST VALUE			657,204
NCON VALUE			52,232
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			672,874

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	Q	V	01	140,000
GRANTOR: JIM ROY & ELSIE S HIG						
GRANTEE: JAMES M & TARA JO G						
1037/1989	2/02/2005	WD Q	Q	V		120,000
GRANTOR: RICHARD G & TENA L UD						
GRANTEE: JIM ROY & ELSIE S H						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0190	FPLC PF	0	100	0	1.00	UT	1,200.00	1,200.00	100	2025
2	0166	CONC, PAVMT	0	100	0	420.00	UT	3.00	3.00	100	2025

TOTAL OB/XF											
2,460											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0100	C	SFR	100		A-1	0.00	0.00	1.00	AC	1.00
2	5600	A	TIMBER 3	100					19.00	AC	1.00
3	9910	M	MKT. VAL. AG	100					19.00	AC	1.00

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=2025;ORIG=-42,-7] E36 S6 W36 N6 \$											
FOP=[YR=2025;ORIG=-31,19] E12 S6 W12 N6 \$											
BAS=[YR=2026;ORIG=-42,-19] E36 S12 W36 N12 \$											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0100	C	SFR	100		A-1	0.00	0.00	1.00	AC	1.00
2	5600	A	TIMBER 3	100					19.00	AC	1.00
3	9910	M	MKT. VAL. AG	100					19.00	AC	1.00