W1/2 OF W1/2 OF SE1/4 OF NW1/4
EX S 30 FT FOR RD R/W.
ORB 421-705, 528-016, 528-167,

RICE JEANNE LEE LARSON
819 SW CUMORAH HILL ST
FORT WHITE, FL 32038

2027

19-6S-17-09698-009

BUILDING CHARACTERISTICS

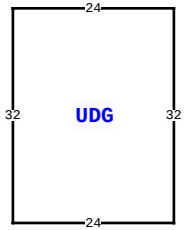
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	01	NONE 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	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	19617.00	1.00/

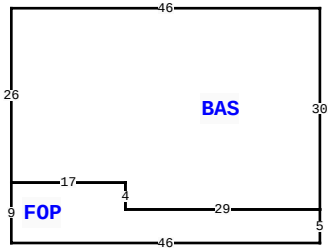
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,312	100		1,312	99,556
FOP	298	30		89	6,754
UDG	768	55		422	32,022
TOTALS	2,378			1,823	138,331

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,823	106.1280	116.74	212,817	1977	1977	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 1995 Heated Area: 1312 HX Base Yr 1995





819 SW CUMORAH HILL ST, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		138,331
TOTAL MARKET OB/XF VALUE		6,500
TOTAL LAND VALUE - MARKET		110,000
TOTAL MARKET VALUE		158,351
SOH/AGL Deduction		66,490
ASSESSED VALUE		91,861
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		40,450
TOTAL JUST VALUE		254,831
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		257,343

SALE:1:1: 10 ACRES WITH IMP

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0794/1923	8/23/1994	WD	Q	I		85,000

GRANTOR: CHARLES W & CAROL P J

GRANTEE: JEANNE LEE RICE & K

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W46 S26 FOP= S9 E46 N5 W29 N4 W17$ E17 S4 E29 N30$
PTR=N30 UDG= N32 W24 S32 E24$ S30$.

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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
2	0010	BARN,BLK	0	0	36	40	1.00	UT	0.00	0.00	100	0	0	3	100	3,500	
3	0040	BARN,POLE	0	0	20	23	1.00	UT	0.00	0.00	100	0	0	3	100	500	
4	0285	SALVAGE	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 6,500

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	11,000.00	11,000.00	11,000							
2	6200	A	PASTURE 3	0		00	0.00	0.00	9.00	AC		1.00	1.00	1.00	280.00	280.00	2,520							
3	9910	M	MKT.VAL.AG	0		00	0.00	0.00	9.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	99,000							

REVIEW DATE 10/17/2017 BY BC Total Acres: 10.00 Total Land Value: 13,520 Market: 99,000 Agricultural: 2,520 Common: 11,000 PRINTED 11/17/2026 BY SYS