N1/2 OF SW1/4 OF NW1/4 OF SW 1/4

514-375, 583-387, 643-360, 748-2

CANTRELL KAREN LYNN
1014 SW CUMORAH HILL ST
FORT WHITE, FL 32038

2027

19-6S-17-09698-013

BUILDING CHARACTERISTICS

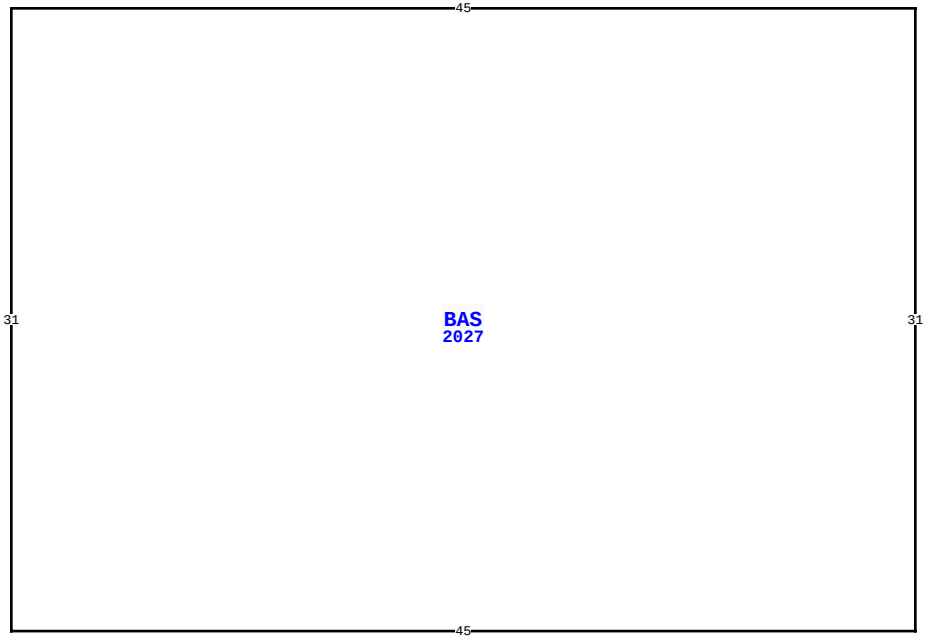
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 50
Exterior Wall	31	VINYL SID 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 60
Roof Cover	01	MINIMUM 40
Interior Wall	01	MINIMUM 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
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	03	03
DOR CODE	0100	SINGLE FAMILY
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	1,395	100	2027	1,395	76,367
TOTALS	1,395			1,395	76,367

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,395	76.5648	84.22	117,487	1970	1970	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2026 Heated Area: 1395 HX Base Yr



1014 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	76,367
TOTAL MARKET OB/XF VALUE	3,340
TOTAL LAND VALUE - MARKET	65,130
TOTAL MARKET VALUE	144,837
SOH/AGL Deduction	0
ASSESSED VALUE	144,837
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	144,837
TOTAL JUST VALUE	144,837
NCON VALUE	-18,189
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	134,979

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7117	PUMP/UTPOL	0	05/04/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1301/2052	9/28/2015	LE	U	I	14	100
GRANTOR: JOHN ARLON & BERNADIN						
GRANTEE: JOHN ARLON & BERNAD						
1218/0189	7/18/2011	QC	U	I	14	100
GRANTOR: JOHN ARLON & BERNADIN						
GRANTEE: JOHN ARLON & BERNAD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2027;ORIG=-55,-17] E45 S31 W45 N31 $
.

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	0070	CARPORT UF	0	0	20	18	1.00	UT	1,080.00	1,080.00	50	1993	1993	3	50	540	
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2013	2013	3	100	1,200	
3	0263	PRCH,USP	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	400	
4	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 3,340

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	0		A-1	0.00	0.00	5.01	AC		1.00	1.00	1.00	13,000.00	13,000.00	65,130							

REVIEW DATE 10/18/2017 BY BC Total Acres: 5.01 Total Land Value: 65,130 Market: 0 Agricultural: 0 Common: 65,130 PRINTED 11/17/2026 BY SYS