S1/2 OF SW1/4 OF NW1/4 OF SW 1/4

QCD 1316-2187

CANTRELL KAREN LYNN/CANTRELL STEVE M
1016 SW CUMORAH HILL ST
FORT WHITE, FL 32038

2027

19-6S-17-09698-028

BUILDING CHARACTERISTICS

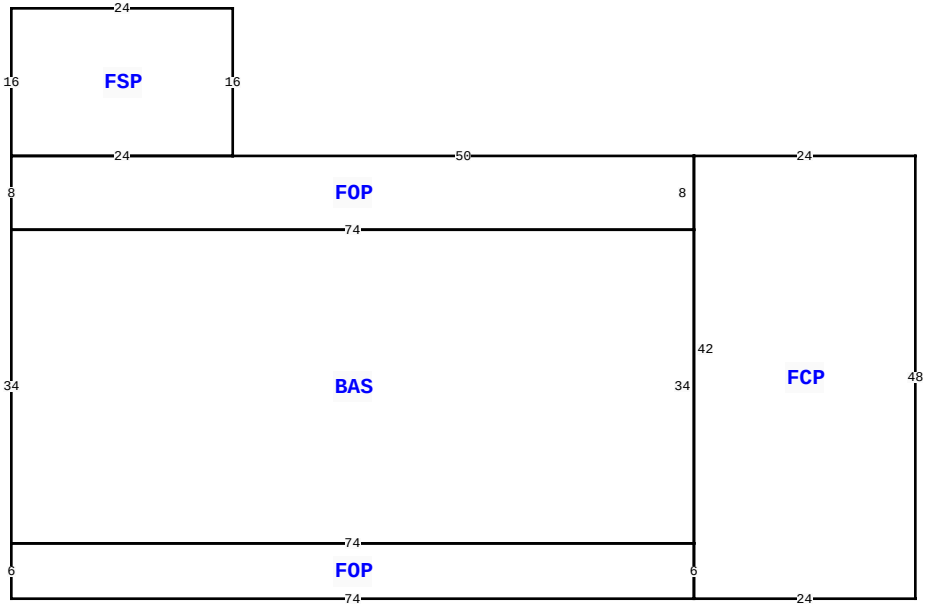
ELEMENT	CD	CONSTRUCTION
Exterior Wall	27	PREFIN MTL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Quality	06	06
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	2,516	100		2,516	209,221
FCP	1,152	25		288	23,949
FOP	444	30		133	11,060
FOP	592	30		178	14,802
FSP	384	40		154	12,806
TOTALS	5,088			3,269	271,838

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0186	01	3,269	113.7150	88.70	289,960	2020	2020	0	0	0	6.25	93.75

1 SFR/BARNDO 100% - 2021 Heated Area: 2516 HX Base Yr 2021



948 SW CUMORAH HILL ST, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 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	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	
3	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	300	
4	0030	BARN,MT	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	6,000	
5	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2020	2020	3	100	700	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		271,838
TOTAL MARKET OB/XF VALUE		7,600
TOTAL LAND VALUE - MARKET		65,130
TOTAL MARKET VALUE		344,568
SOH/AGL Deduction		27,731
ASSESSED VALUE		316,837
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		265,426
TOTAL JUST VALUE		344,568
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		351,525

PERMIT NUM	DESCRIPTION	AMT	ISSUED
38663	SFR	0	09/26/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1316/2187	6/13/2016	QC	U	V	11	100
GRANTOR: JOHN A & BERNADINE TU						
GRANTEE: KAREN L & STEVEN CA						
0912/1576	10/02/2000	QC	U	V		22,000
GRANTOR: CORA M KOON						
GRANTEE: D L C CATTLE CO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= S34 FOP= S6 E74 N6 W74$ E74 FCP= S6 E24 N48 W24 S42$ N34
FOP= N8 W50 FSP= N16 W24 S16 E24$ W24 S8 E74$ W74$.

LAND DESCRIPTION

TOTAL OB/XF 7,600

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	0700	C	MISC RES	100		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 10/06/2020 BY HC Total Acres: 5.01 Total Land Value: 65,130 Market: 0 Agricultural: 0 Common: 65,130 PRINTED 11/17/2026 BY SYS