

COMM NW COR OF SE1/4 OF NW1/4, E
 POB, CONT E 661.78 FT, S 1324.72
 SE1/4 OF NW1/4, W 661.88 FT, N 1

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

2026

19-6S-17-09698-035

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	08	SHT VINYL	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	1.	1.	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	04	04	
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	1,512	100	2024
TOTALS	1,512		75,318

MARKET ADJUSTMENTS																							
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND												
0200	02	1,512	107.8250	90.57	136,942	2005	2005	0	0	45.00	55.00												
1 MANUF 1 0% - 2024 Heated Area: 1512 HX Base Yr																							
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td>05/07/2026</td> <td></td> <td>MLU</td> </tr> </tbody> </table>												BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE				05/07/2026		MLU
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			05/07/2026		MLU																		

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		75,318	
TOTAL MARKET OB/XF VALUE		17,600	
TOTAL LAND VALUE - MARKET		171,105	
TOTAL MARKET VALUE		109,931	
SOH/AGL Deduction		0	
ASSESSED VALUE		109,931	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		109,931	
TOTAL JUST VALUE		264,023	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		191,780	
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046153	Mobile Home		12/21/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1475/1126	9/02/2022	QC	U	I	11	100
GRANTOR: RICE JEANNE LARSON						
GRANTEE: RICE JEANNE LARSON						
1250/1980	3/04/2013	WD	Q	V	03	145,000
GRANTOR: JOSEPH W & TAMRA DAVI						
GRANTEE: JEANNE L RICE						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0294	SHED WOOD/	0	0	0	0	1.00	UT	3,200.00	3,200.00	100
2	0294	SHED WOOD/	0	0	0	0	1.00	UT	3,200.00	3,200.00	100
3	0296	SHED METAL	0	0	0	0	1.00	UT	400.00	400.00	100
4	0040	BARN, POLE	0	0	0	0	1.00	UT	4,500.00	4,500.00	100
5	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100
6	0070	CARPORT UF	0	0	0	0	1.00	UT	800.00	800.00	100
7	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100

TOTAL OB/XF											
17,600											
645 SW CUMORAH HILL ST, FORT WHITE											

BUILDING NOTES			

BUILDING DIMENSIONS			
BAS=[YR=2024;ORIG=17,12] E56 S27 W56 N27 \$			

LAND DESCRIPTION												TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	5500	A	TIMBER 2	0		A-1	0.00	0.00	19.13	AC		1.00	1.00	1.00	445.00	445.00	8,513							
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	19.13	AC		1.00	1.00	1.00	8,500.00	8,500.00	162,605							
3	0200	C	MBL HM	0					1.00	AC		1.00	1.00	1.00	8,500.00	8,500.00	8,500							