

BEG NW COR, RUN E 459.21 FT, S  
930.88 FT, W 474.54 FT, N  
934.47 FT TO POB. (AKA TRACT 1

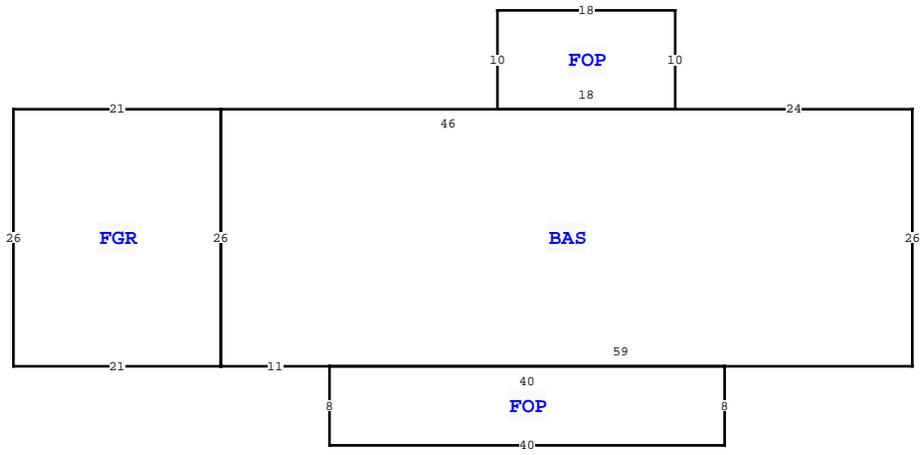
DURDEN KEVIN R/DURDEN KATHERIN M M  
309 SW DEVON PL  
FORT WHITE, FL 32038

2026

19-7S-17-10025-101

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	15	CONC BLOCK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	03	MASONRY	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	19717.020 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,820	100	
FGR	546	55	
FOP	180	30	
FOP	320	30	
TOTALS	2,866		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,270	105.5360	120.31	273,104	2003	2003	0	0	27.50	72.50
2 SINGLE FAM 100% - 1996 Heated Area: 1820 HX Base Yr 1996											



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			198,000
TOTAL MARKET OB/XF VALUE			27,428
TOTAL LAND VALUE - MARKET			110,110
TOTAL MARKET VALUE			282,763
SOH/AGL Deduction			106,844
ASSESSED VALUE			175,919
TOTAL EXEMPTION VALUE	HX HB VX 13		175,919
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			335,538
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			320,951
PRMT:1:1: 14X80			
BLDG:1:1: WEST MH			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048953	Remodel	12,030	01/04/2024
000044362	Electrical Servic	0	05/06/2022
000043785	Roof Replacement	9,850	02/25/2022
38790	POOL	0	10/21/2019
20739	SFR	483	05/23/2003
9185	M H	125	12/20/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1329/0444	1/12/2017	QC	U	I	11	82,300
GRANTOR: KATHERINE M MCMANUS						
GRANTEE: KEVIN R DURDEN & KA						
1219/0512	7/23/2011	QC	U	I	11	100
GRANTOR: KATHERINE M DOAK						
GRANTEE: KATHERINE MICHELLE						

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	2003
2	0166	CONC, PAVMT	0	100	16	336.00	UT	2.00	2.00	100	2003
3	0040	BARN, POLE	0	100	23	713.00	UT	2.00	2.00	50	2003
4	0280	POOL R/CON	0	100	15	390.00	UT	70.00	70.00	100	2021

TOTAL OB/XF											
27,428											
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	5.01	AC	1.00
2	5500	A	TIMBER 2	0		00	0.00	0.00	5.00	AC	1.00
3	9910	M	MKT. VAL. AG	0		00	0.00	0.00	5.00	AC	1.00

BUILDING NOTES											
BAS= W24 FOP= N10 W18 S10 E18\$ W46 FGR= W21 S26 E21 N26\$ S26E11 FOP= S8 E40 N8 W40\$ E59 N26\$.											

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	5.01	AC	1.00
2	5500	A	TIMBER 2	0		00	0.00	0.00	5.00	AC	1.00
3	9910	M	MKT. VAL. AG	0		00	0.00	0.00	5.00	AC	1.00