BEG NW COR, E 459.21 FT, S 930.8 FT, N 934.47 FT TO POB. (AKA TRA DAIRY S/D UNREC).

DURDEN KEVIN R/MCMANUS KATHERINE MICHELLE
309 SW DEVON PL
FORT WHITE, FL 32038

2027

19-7S-17-10025-101

BUILDING CHARACTERISTICS

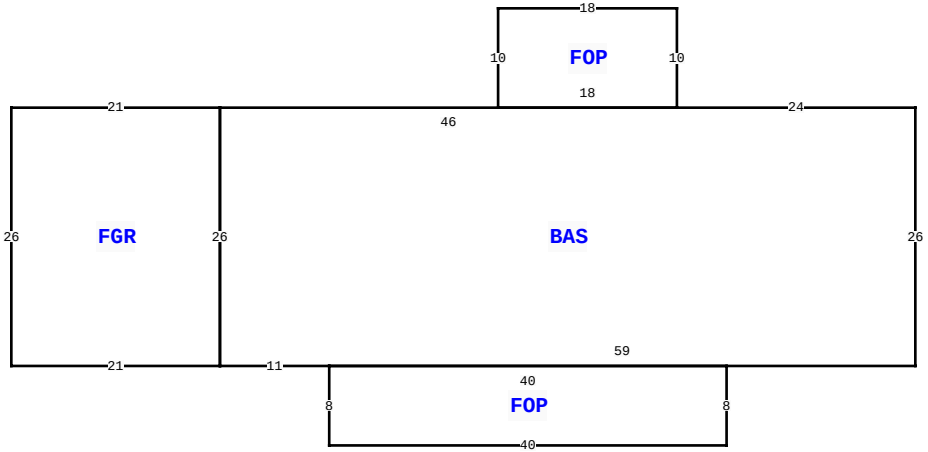
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,820	100		1,820	153,181
FGR	546	55		300	25,250
FOP	180	30		54	4,545
FOP	320	30		96	8,080
TOTALS	2,866			2,270	191,055

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	116.09	263,524	2003	2003	0	0	0	27.50	72.50

2 SINGLE FAM 100% - 1996 Heated Area: 1820 HX Base Yr 1996



309 SW DEVON PL, 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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2003	2003	3	100	1,200	
2	0166	CONC,PAVMT	0	100	16	21	336.00	UT	2.00	2.00	100	2003	2003	3	100	672	
3	0040	BARN,POLE	0	100	23	31	713.00	UT	2.00	2.00	50	2003	2003	3	50	713	
4	0280	POOL R/CON	0	100	15	26	390.00	UT	70.00	70.00	100	2021	2020		91	24,843	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	191,055
TOTAL MARKET OB/XF VALUE	27,428
TOTAL LAND VALUE - MARKET	110,110
TOTAL MARKET VALUE	275,818
SOH/AGL Deduction	94,688
ASSESSED VALUE	181,130
TOTAL EXEMPTION VALUE	HX HB VX 13 181,130
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	328,593
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	332,066

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						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 27,428

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	5.01	AC		1.00	1.00	1.00	11,000.00	11,000.00	55,110							
2	5500	A	TIMBER 2	0		00	0.00	0.00	5.00	AC		1.00	1.00	1.00	445.00	445.00	2,225							
3	9910	M	MKT.VAL.AG	0		00	0.00	0.00	5.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	55,000							

REVIEW DATE 03/24/2026 BY robin Total Acres: 10.01 Total Land Value: 57,335 Market: 55,000 Agricultural: 2,225 Common: 55,110 PRINTED 11/17/2026 BY SYS