

COMM SE COR, RUN W 515.46 FT TO
NW ALONG R/W 3443.80 FT FOR POB,
R/W 221.01 FT, NE 325.94 FT, SE

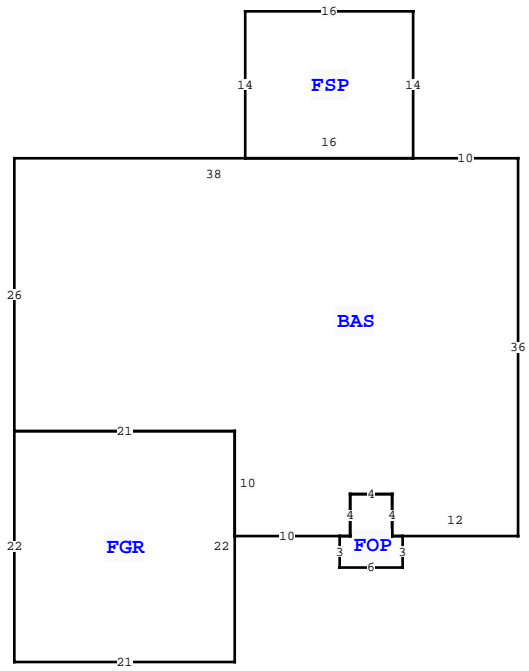
AFFRON RICK L/AFFRON MELANIE B
166 SW BONIFAY GLN
FORT WHITE, FL 32038

2026

19-7S-17-10026-011
VALUATION SUMMARY PAGE 1 of 1

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	17	MSNRY STUC	100
Roof Structur	08	IRREGULAR	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		N/A	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	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	19717.030	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,502	100	
FGR	462	55	
FOP	34	30	
FSP	224	40	
TOTALS	2,222		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	2005		Heated Area: 1502					HX Base Yr 2005	



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		177,984	
TOTAL MARKET OB/XF VALUE		13,590	
TOTAL LAND VALUE - MARKET		35,420	
TOTAL MARKET VALUE		226,994	
SOH/AGL Deduction		69,971	
ASSESSED VALUE		157,023	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		105,612	
TOTAL JUST VALUE		226,994	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		229,336	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042743	Roof Replacement	10,700	09/13/2021
17569	SFR	294	10/23/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1035/0266	12/29/2004	WD	Q	I		157,000
GRANTOR: EILEEN MARTINEZ						
GRANTEE: RICK L & MELANIE B						
0903/1935	5/19/2000	WD	Q	V	01	28,000
GRANTOR: JAFFERIS						
GRANTEE: EILEEN MARTINEZ (2)						

EXTRA FEATURES																
L N	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	0180	FPLC 1STRY	0	100	0	1.00	UT	2,000.00	2,000.00	100	2001	2001	3	100	2,000	
2	0166	CONC, PAVMT	0	100	0	503.00	UT	2.00	2.00	100	2001	2001	3	100	1,006	
3	0031	BARN, MT AE	0	100	24	672.00	UT	12.00	12.00	100	2001	2001	3	100	8,064	
4	0070	CARPORT UF	0	100	18	360.00	UT	3.00	3.00	100	2001	2001	3	100	1,080	
5	0296	SHED METAL	0	100	10	120.00	UT	12.00	12.00	100	2007	2007	3	100	1,440	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/06/2026	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS= W10 FSP= N14 W16 S14 E16\$ W38 S26 FGR= S22 E21 N22 W21\$ E21 S10 E10 FOP= S3 E6 N3 W1 N4 W4 S4 W1\$ E1 N4 E4 S4 E12 N36\$.	

LAND DESCRIPTION										TOTAL OB/XF										13,590				
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	0100	C	SFR	100			0.00	0.00	2.53	AC		1.00	1.00	1.00	14,000.00	14,000.00	35,420							