

COMM SE COR OF NE1/4 OF NE1/4 OF
208.71 FT FOR POB, RUN N 208.71
FT, S 208.71 FT, E 424.45 FT TO

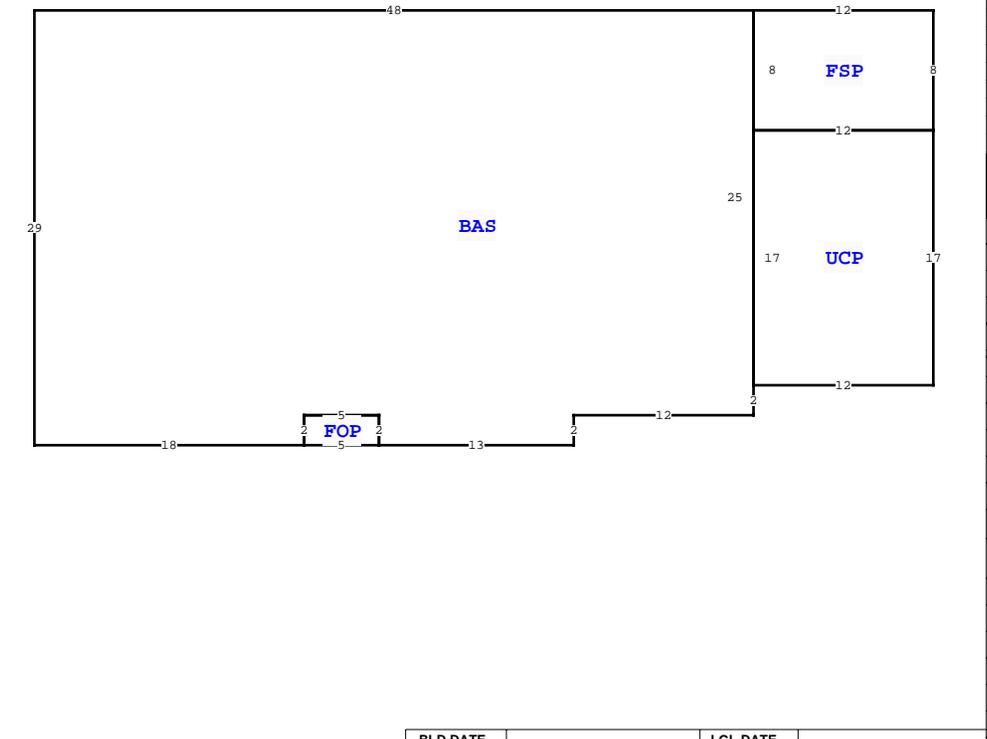
GRAVES SHANE D
373 SW BOUNTIFUL AVE
FORT WHITE, FL 32038

2026

20-5S-16-03667-016


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	19 COMMON BRK 100
Roof Structur	04 WOOD TRUSS 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 100
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
Architectural	05 CONV 100
Units	0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,440	122.0000	139.08	200,275	1976	1976	0	0	0 35.00	65.00



Quality	05 05				
DOR CODE	0100 SINGLE FAMILY				
MAP NUM	MKT AREA 02				
NEIGHBORHOOD/LOC	20516.00 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,358	100		1,358	122,766
FOP	10	30		3	271
FSP	96	40		38	3,435
UCP	204	20		41	3,706
TOTALS	1,668			1,440	130,179

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		130,179	
TOTAL MARKET OB/XF VALUE		9,827	
TOTAL LAND VALUE - MARKET		32,480	
TOTAL MARKET VALUE		172,486	
SOH/AGL Deduction		73,201	
ASSESSED VALUE		99,285	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		47,874	
TOTAL JUST VALUE		172,486	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		166,142	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1497/3	8/15/2023	WD	U	I	11	100
GRANTOR: GRAVES SHANE D						
GRANTEE: GRAVES SHANE D						
1201/0637	9/01/2010	WD	U	I	12	81,900
GRANTOR: HSBC MORTGAGE SERVICE						
GRANTEE: SHANE D & PRISCILLA						

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	0294	SHED WOOD/	0	100	18	19	342.00	UT	7.50	7.50	50	0	0	3	50	1,283	
2	0210	GARAGE U	0	100	34	32	1,088.00	UT	9.00	9.00	75	0	0	3	75	7,344	
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	400	
4	0040	BARN, POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	800	

373 SW BOUNTIFUL AVE, FORT WHITE												BLD DATE		LGL DATE		
												XF DATE		LAND DATE	05/06/2026	MLU
												INC DATE		AG DATE		

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W48 S29 E18 FOP= E5 N2 W5 S2\$ N2 E5 S2 E13 N2E12N2 UCP= E12N17 FSP= N8 W12 S8 E12 \$ W12 S17 \$ N25\$.											

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	0100	C	SFR	100		A-1	0.00	0.00	2.03	AC		1.00	1.00	1.00	16,000.00	16,000.00	32,480							