COMM NW COR OF SEC, RUN E
1021.47 FT FOR POB, CONT E
278.07 TO NE COR OF NW1/4 OF

FANT JOHN J
711 SW CAIN GLN
FT WHITE, FL 32038

2026

20-6S-16-03895-004

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	20616.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	5,408
TOTAL LAND VALUE - MARKET	67,080
TOTAL MARKET VALUE	72,488
SOH/AGL Deduction	10,837
ASSESSED VALUE	61,651
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	61,651
TOTAL JUST VALUE	72,488
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	57,008

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1271/0032	3/12/2014	WD	U	I	37	15,000
GRANTOR: TRACY M DESON (SINGLE						
GRANTEE: JOHN J FANT (SINGLE						
1249/2310	2/04/2013	WD	U	V	30	100
GRANTOR: CHARLES & JUDITH A DE						
GRANTEE: TRACY M DESON						

BUILDING NOTES

BUILDING DIMENSIONS

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	0296	SHED METAL	0	0	8	12	96.00	UT	8.00	8.00	100	2013	2013	3	100	768	
2	0294	SHED WOOD/	0	0	8	10	80.00	UT	8.00	8.00	100	2013	2013	3	100	640	
3	9946	Well	0	0	0	0	1.00	UT	4,000.00	4,000.00	100			3	100	4,000	

LAND DESCRIPTION

TOTAL OB/XF 5,408

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	0700	C	MISC RES	0		A-1	0.00	0.00	5.16	AC		1.00	1.00	1.00	13,000.00	13,000.00	67,080							

REVIEW DATE 05/18/2026 BY AJ Total Acres: 5.16 Total Land Value: 67,080 Market: 0 Agricultural: 0 Common: 67,080 PRINTED 06/22/2026 BY SYS