W1/4 OF SW1/4 OF NW1/4 & EX 5 AC
1464-1702.

FLAITZ SANDRA C
351 SW DART DR
FORT WHITE, FL 32038

2027

23-7S-16-04298-009

BUILDING CHARACTERISTICS

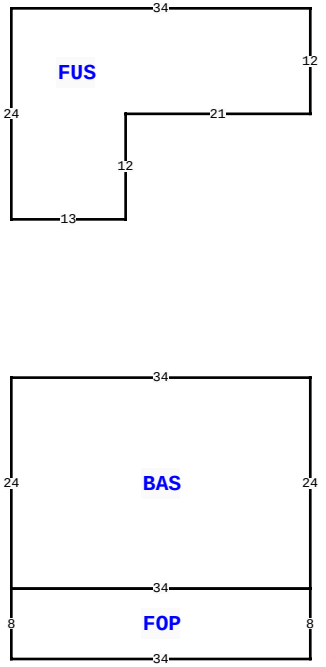
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.5	1.5 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	04	04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	23716.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	816	100		816	54,705
FOP	272	30		82	5,497
FUS	564	100		564	37,811
TOTALS	1,652			1,462	98,014

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,462	93.7655	103.14	150,791	1985	1985	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1380 HX Base Yr



351 SW DART DR, 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	2010	2010	3	100	1,200	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	600	
3	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	50	
4	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	50	
5	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		98,014
TOTAL MARKET OB/XF VALUE		2,100
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		160,114
SOH/AGL Deduction		75,898
ASSESSED VALUE		84,216
TOTAL EXEMPTION VALUE	HX HB WX SX	84,216
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		160,114
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		161,900

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1519/809	7/16/2024	LE	U	I	14	100
GRANTOR: FLAITZ SANDRA C (ENH						
GRANTEE: FLAITZ DYLAN						
1274/1502	5/13/2014	WD	U	V	11	100
GRANTOR: JOHN MICHAEL FLAITZ						
GRANTEE: RUSSELL E & SANDRA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W34 S24 FOP= S8 E34 N8 W34$E34 N24$ PTR=N30 FUS= N12W34 S24 E13 N12 E21 $ S30$.

LAND DESCRIPTION

TOTAL OB/XF 2,100

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	0000	C	VAC RES	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	12,000.00	12,000.00	12,000							
2	0100	C	SFR	100		A-1	0.00	0.00	4.00	AC		1.00	1.00	1.00	12,000.00	12,000.00	48,000							

REVIEW DATE 07/09/2015 BY DF Total Acres: 5.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 11/17/2026 BY SYS