

COMM NE COR OF SE1/4 OF NW1/4, R
FOR POB, CONT W 330.54 FT, S 125
330.69 FT, N 1259.85 FT TO POB.

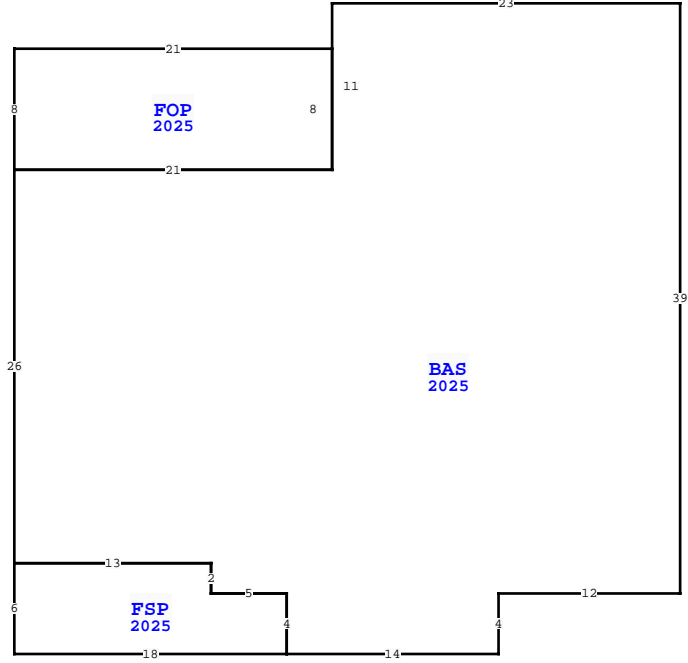
ANDERSON MARVIN LEE/ANDERSON PAGE HART
434 SW DON COOK WAY
FORT WHITE, FL 32038

2026

23-7S-16-04298-019
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BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	100
Interior Floor	00	N/A	0
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	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	23716.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,515	100	2025
FOP	168	30	2025
FSP	98	40	2025
TOTALS	1,781		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,604	111.8700	125.29	200,965	2024	2024	0	0	1.00	99.00		
1 SINGLE FAM 100% - 2025 Heated Area: 1515 HX Base Yr 2025													



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			198,955
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			105,160
TOTAL MARKET VALUE			304,115
SOH/AGL Deduction			4,452
ASSESSED VALUE			299,663
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			248,252
TOTAL JUST VALUE			304,115
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			291,785

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048715	New Residential C	250,000	11/21/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1446/2047	8/26/2021	WD	Q	V	01	97,500
GRANTOR: EAGLE ASSETS LLC						
GRANTEE: ANDERSON MARVIN LEE						
1148/2442	4/17/2008	WD	Q	V	01	100
GRANTOR: THOMAS A & MARK P SUL						
GRANTEE: EAGLE ASSETS LLC						

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
434 SW DON COOK WAY, FORT WHITE																

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

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[YR=2025;ORIG=79,20] W23 S11 W21 S26 E13 S2 E5 S4 E14 N4 E12 N39 \$													
FOP=[YR=2025;ORIG=35,23] E21 S8 W21 N8 \$													
FSP=[YR=2025;ORIG=48,57] W13 S6 E18 N4 W5 N2 \$													

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	9.56	AC		1.00	1.00	1.00	11,000.00	11,000.00	105,160										