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

**2027**

**23-7S-16-04298-019**

## BUILDING CHARACTERISTICS

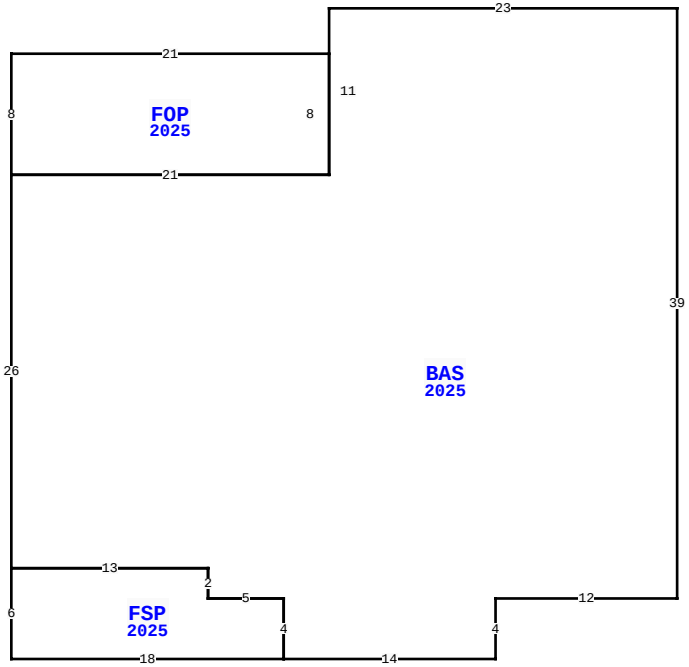
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 32 | HARDIE BRD 100 |
| Exterior Wall | 00 | N/A 0 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LAM/VNLPLK 100 |
| Interior Floo | 00 | N/A 0 |
| 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 | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,515 | 100 | 2025 | 1,515 | 184,572 |
| FOP | 168 | 30 | 2025 | 50 | 6,091 |
| FSP | 98 | 40 | 2025 | 39 | 4,751 |
| TOTALS | 1,781 | | | 1,604 | 195,414 |

## 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 | 123.06 | 197,388 | 2024 | 2024 | 0 | 0 | 0 | 1.00 | 99.00 |

1 SINGLE FAM 100% - 2025 Heated Area: 1515 HX Base Yr 2025




434 SW DON COOK WAY, FORT WHITE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | 05/06/2026 MLU |
| XF DATE | | LAND DATE | |
| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | | | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 195,414 |
| TOTAL MARKET OB/XF VALUE | | 0 |
| TOTAL LAND VALUE - MARKET | | 105,160 |
| TOTAL MARKET VALUE | | 300,574 |
| SOH/AGL Deduction | | 0 |
| ASSESSED VALUE | | 300,574 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 249,163 |
| TOTAL JUST VALUE | | 300,574 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 304,115 |

| 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 | | | | | | |

## 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 0

| 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 | 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 | | | | | | | |

REVIEW DATE 12/20/2024 BY HC Total Acres: 9.56 Total Land Value: 105,160 Market: 0 Agricultural: 0 Common: 105,160 PRINTED 11/17/2026 BY SYS