BEG NE COR OF SE1/4 OF SW1/4, RU
544.28 FT, N 400 FT, E 544.28 FT
R/W.

MARCANO JASON LIVING TRUST
586 SW KAABE AVE
PORT ST LUCIE, FL 34953

2027

23-7S-16-04300-001

BUILDING CHARACTERISTICS

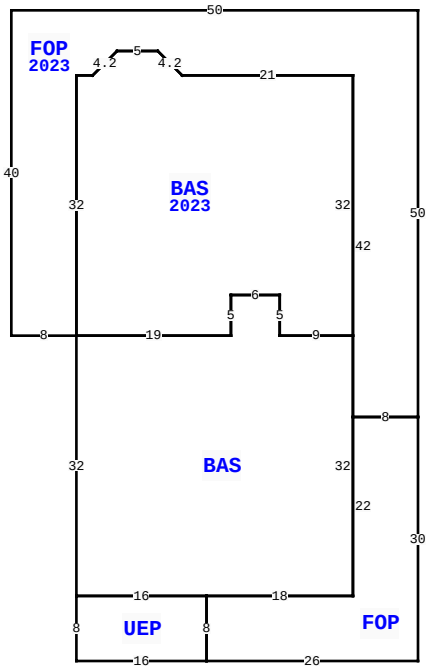
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0102	SFRES/MOBILE HOME
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	1,118	100		1,118	79,906
BAS	1,082	100	2023	1,082	77,333
FOP	384	30		115	8,219
FOP	968	30	2023	290	20,727
UEP	128	60		77	5,503
TOTALS	3,680			2,682	191,688

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,682	108.2880	119.12	319,480	1956	2020	0	35	0	5.00	60.00

1 SINGLE FAM 0% - 0 Heated Area: 2200 HX Base Yr



3088 SW COUNTY ROAD 138 , FORT WHITE

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	205,788
TOTAL MARKET OB/XF VALUE	7,477
TOTAL LAND VALUE - MARKET	60,775
TOTAL MARKET VALUE	274,040
SOH/AGL Deduction	101,975
ASSESSED VALUE	172,065
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	172,065
TOTAL JUST VALUE	274,040
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	277,516

XFOB:3:1: TREE HAS FALLEN ON HOUSE

PRMT:1:1: PERMIT FOR BARN

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000040408	Additions	80,000	08/20/2020
40408	ADDN SFR	0	08/20/2020
19297	PUMP/UTPOL	30	03/04/2002
10435	PUMP/UTPOL	30	11/13/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1298/2348	7/22/2015	WD	U	I	11	100
GRANTOR: 01JM03AM00KNR HOLDING						
GRANTEE: JASON MARCANO LIVIN						
1233/1931	4/27/2012	WD	Q	I	01	63,000
GRANTOR: ARNOLD REXFORD WILLIS						
GRANTEE: 01JM03AM00KNR HOLDI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W9 N5 W6 S5 W19 S32 E16 E18 N32 $
BAS=[YR=2023;ORIG=0,-32] W21 U3L3 W5 D3L3 W2 S32 E19 N5 E6 S5 E9 N32 $
FOP=[YR=2023;ORIG=8,-40] W50 S40 E8 N32 E2 U3R3 E5 D3R3 E21 S42 E8 N50 $
FOP=[ORIG=-18,32] S8 E26 N30 W8 S22 W18 $
UEP=[ORIG=-34,32] S8 E16 N8 W16 $
.

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	0021	BARN,FR AE	0	0	0	0	225.00	UT	1.00	1.00	100	0	0	3	100	225	
2	0294	SHED WOOD/	0	0	0	0	840.00	UT	0.30	0.30	100	0	0	3	100	252	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,477

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	0		A-1	0.00	0.00	3.35	AC		1.00	1.00	1.00	13,000.00	13,000.00	43,550							
2	0100	C	SFR	0		A-1	0.00	0.00	0.65	AC		1.00	1.00	0.50	13,000.00	6,500.00	4,225							
3	0200	C	MBL HM	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	13,000.00	13,000.00	13,000							

REVIEW DATE 03/25/2026 BY robin Total Acres: 5.00 Total Land Value: 60,775 Market: 0 Agricultural: 0 Common: 60,775 PRINTED 11/17/2026 BY SYS

BEG NE COR OF SE1/4 OF SW1/4, RU
544.28 FT, N 400 FT, E 544.28 FT
R/W.

MARCANO JASON LIVING TRUST
586 SW KAABE AVE
PORT ST LUCIE, FL 34953

2027

23-7S-16-04300-001

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	01	MINIMUM 100
Interior Floo	01	NONE 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	02	02

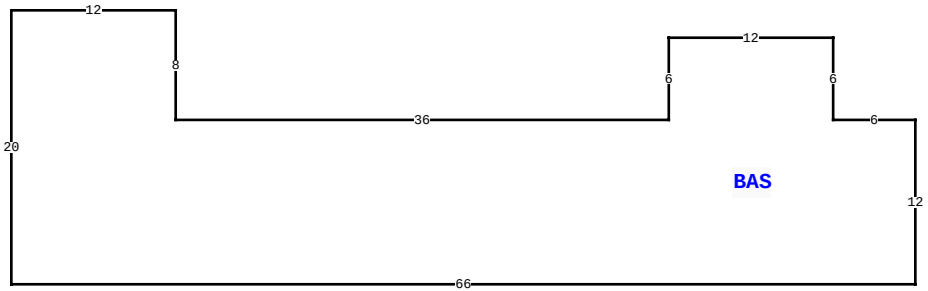
DOR CODE	0102	SFRES/MOBILE HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	23716.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100		960	14,100
TOTALS	960			960	14,100

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	960	61.2000	36.72	35,251	1975	1975	0	0	0	60.00	40.00

2 MOBILE HME 0% - 0 Heated Area: 960 HX Base Yr



BLD DATE	
XF DATE	
INC DATE	
LGL DATE	
LAND DATE	05/06/2026 MLU
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3088 SW COUNTY ROAD 138 , FORT WHITE

COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 3

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INCOME VALUE	
PREVIOUS YEAR MKT VALUE	277,516

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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1233/1931	4/27/2012	WD	Q	I	01	63,000
GRANTOR: ARNOLD REXFORD WILLIS						
GRANTEE: 01JM03AM00KNR HOLDI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W6 N6 W12 S6 W36 N8 W12 S20 E66 N12$.

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

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

REVIEW DATE 03/25/2026 BY robin Total Acres: 5.00 Total Land Value: 60,775 Market: 0 Agricultural: 0 Common: 60,775 PRINTED 11/17/2026 BY SYS