

COMM INTERS OF W LINE OF SEC & S  
 RUN E 300 FT FOR POB, CONT E 500  
 976.99 FT, W 499.90 FT, N 968.08

PATTON CHARLES ARTHUR  
 3464 SW COUNTY ROAD 138  
 FORT WHITE, FL 32038

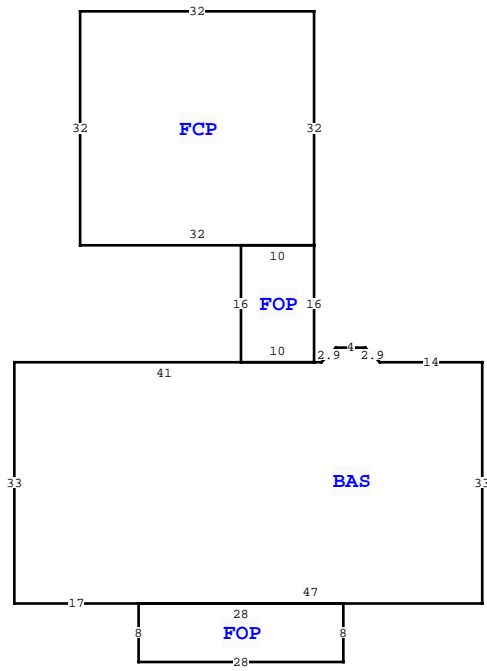
2026

23-7S-16-04300-003



ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
19	COMMON BRK 100				
08	IRREGULAR 100				
14	PREFIN MT 100				
05	DRYWALL 100				
13	LAM/VNLPLK 60				
15	HARDTILE 40				
03	CENTRAL 100				
04	AIR DUCTED 100				
	Bedrooms	3	100		
	Bathrooms	2	100		
	Frame	NONE	100		
1.	Stories	1.	100		
05	Architectural Units	CONV	100		
04	Condition Adj	04	100		
01	Kitchen Adjus	01	100		
06	Quality	06	06		
5000	DOR CODE	IMPROVED AG			
	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	2,124	100		2,124	253,462
FCP	1,024	25		256	30,549
FOP	160	30		48	5,728
FOP	224	30		67	7,995
TOTALS	3,532			2,495	297,735

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,495	143.9777	161.26	402,344	1999	1999	0	0	26.00	74.00
2 SINGLE FAM 100% - 2022 Heated Area: 2124 HX Base Yr 2023											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 2	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		368,648	
TOTAL MARKET OB/XF VALUE		53,316	
TOTAL LAND VALUE - MARKET		122,870	
TOTAL MARKET VALUE		459,074	
SOH/AGL Deduction		17,406	
ASSESSED VALUE		441,668	
TOTAL EXEMPTION VALUE		HX HB 13 362,335	
BASE TAXABLE VALUE		79,333	
TOTAL JUST VALUE		544,834	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		526,517	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050419	Remodel	4,486	07/23/2024
000046061	Mobile Home		12/08/2022
40986	STORAGE		12/08/2020
31286	MAINT/ALTR	50	07/26/2013
23422	M H	0	07/27/2005
7165	SFR	53,000	05/17/1993

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1446/1939	9/02/2021	WD Q	Q	I	01	512,000
GRANTOR: JOEST FRED W						
GRANTEE: PATTON CHARLES ARTH						
1419/1406	9/16/2020	WD Q	Q	I	01	340,000
GRANTOR: CHARLES J JR & VERONI						
GRANTEE: FRED W & KATHLEEN B						

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
1	0021	BARN,FR AE	0	100	0	0	1.00	UT	0.00	100	0	0	3	100	1,000	
2	0294	SHED WOOD/	0	100	13	13	1.00	UT	0.00	100	1993	1993	3	100	300	
3	9947	Septic	0	0	0	0	1.00	UT	3,000.00	100			3	100	3,000	
4	0040	BARN,POLE	0	100	33	41	1.00	UT	0.00	100	1993	1993	3	100	800	
5	0166	CONC,PAVMT	0	100	3	48	144.00	UT	1.50	100	1999	1999	3	100	216	
6	0180	FPLC ISTRY	0	100	0	0	1.00	UT	2,000.00	100	1999	1999	3	100	2,000	
7	0080	DECKING	0	100	0	0	1.00	UT	0.00	100	2020	2020	3	100	1,000	
8	9946	Well	0	100	0	0	1.00	UT	4,000.00	100	2024	2023		100	4,000	
9	0263	PRCH,USP	0	100	0	0	1.00	UT	2,500.00	100	2024	2023		100	2,500	
10	0294	SHED WOOD/	0	100	12	40	1.00	UT	12,500.00	100	2024	2023		100	12,500	

TOTAL OB/XF												27,316												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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					2.17	AC		1.00	1.00	1.00	11,000.00	11,000.00	23,870							
2	0200	C	MBL HM	0					1.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	11,000							
3	6200	A	PASTURE 3	100					8.00	AC		1.00	1.00	1.00	280.00	280.00	2,240							
4	9910	M	MKT.VAL.AG	100					8.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	88,000							

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	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					2.17	AC		1.00	1.00	1.00	11,000.00	11,000.00	23,870							
2	0200	C	MBL HM	0					1.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	11,000							
3	6200	A	PASTURE 3	100					8.00	AC		1.00	1.00	1.00	280.00	280.00	2,240							
4	9910	M	MKT.VAL.AG	100					8.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	88,000							

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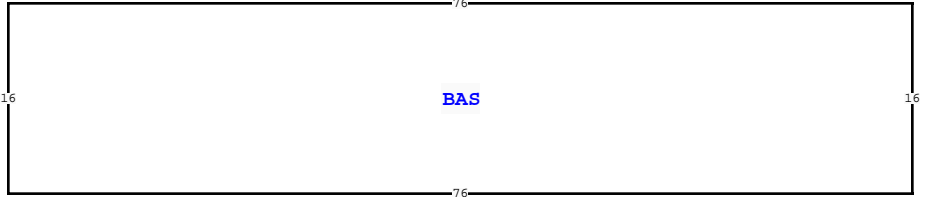
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ELEMENT		CD	BUILDING CHARACTERISTICS		
CONSTRUCTION					
Exterior Wall	31	VINYL SID	100		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floo	14	CARPET	80		
Interior Floo	08	SHT VINYL	20		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		2	100		
Bathrooms		2	100		
Stories	1.	1.	100		
Units		0	100		
Condition Adj	03	03	100		
Quality	05	05			
DOR CODE	5000	IMPROVED AG			
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	1,216	100		1,216	70,913
TOTALS	1,216			1,216	70,913

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
20201	02	1,216	112.8000	106.03	128,932	2004	2004	0	0	45.00	55.00
3 MANUF 1 0% - 2022 Heated Area: 1216 HX Base Yr 2023											



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	09/08/2022 SPF

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
11	0294	SHED WOOD/	0	100	0	0		1.00	UT 18,500.00	100	2024	2023		100	18,500	
12	0020	BARN, FR	0	100	0	0		1.00	UT 7,500.00	100	2024	2023		100	7,500	

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

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BUILDING NOTES

BUILDING DIMENSIONS
BAS= W76 S16 E76 N16S.