THE S 215 FT OF N 645 FT OF N1/2

440-44, 556-194, 655-552, 753-21

ARTICA JUAN
305 SW DON COOK WAY
FORT WHITE, FL 32038

2026

23-7S-16-04308-003

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	12,688
TOTAL LAND VALUE - MARKET	58,725
TOTAL MARKET VALUE	71,413
SOH/AGL Deduction	0
ASSESSED VALUE	71,413
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	71,413
TOTAL JUST VALUE	71,413
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	71,413

PERMIT NUM	DESCRIPTION	AMT	ISSUED

DOR CODE	0000	VACANT	
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
TOTALS					

305 SW DON COOK WAY, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	07/01/2024 SF

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1548/2	8/21/2025	LE	U	I	14	100
GRANTOR: ARTICA JUAN A						
GRANTEE: ARTICA JUAN A (ENH						
1523/198	8/30/2024	WD	Q	I	05	140,000
GRANTOR: BANKS MICHELLE C						
GRANTEE: ARTICA JUAN						

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	0294	SHED WOOD/	0	0	12	12	1.00	UT	0.00	0.00	100	1990	1990	3	100	200	
2	0040	BARN,POLE	0	0	0	0	1.00	UT	0.00	0.00	100	1990	1990	3	100	800	
3	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	500	
4	0296	SHED METAL	0	0	23	61	1.00	UT	0.00	0.00	100	1983	1983	3	100	2,104	
5	0040	BARN,POLE	0	0	24	44	1,056.00	UT	1.50	1.50	100	2000	2000	3	100	1,584	
6	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
7	0285	SALVAGE	0	0	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	500	

BUILDING NOTES

BUILDING DIMENSIONS

LAND DESCRIPTION

TOTAL OB/XF 12,688

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	0		A-1	0.00	0.00	13.05	AC		1.00	1.00	0.50	9,000.00	4,500.00	58,725							

REVIEW DATE 12/12/2024 BY TP Total Acres: 13.05 Total Land Value: 58,725 Market: 0 Agricultural: 0 Common: 58,725 PRINTED 05/12/2026 BY SYS