W1/2 OF NW1/4 OF NE1/4 EX 1.98 A
1347-2417 & EX 1.98 AC DESC IN Q

MCKENZIE ARICK ANDREW/MCKENZIE ANDELIA SUE
725 SW SPIRIT AVE
FORT WHITE, FL 32038

2027

24-7S-16-04310-000

BUILDING CHARACTERISTICS

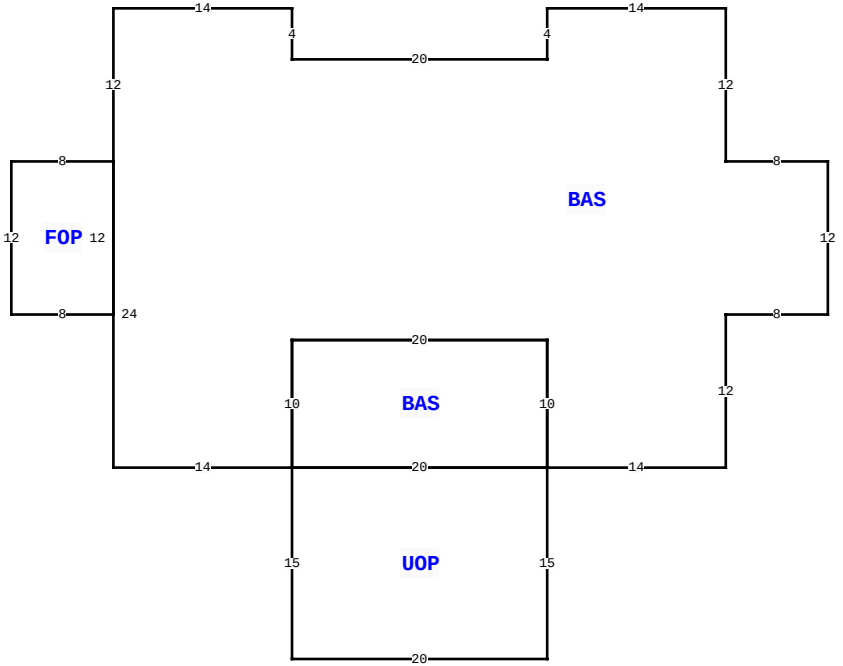
ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 100
Air Condition		N/A 100
Heating Type	01	NONE 100
Bedrooms		3 100
Bathrooms		3 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	24716.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	200	100		200	2,522
BAS	1,544	100		1,544	19,473
FOP	96	30		29	366
UOP	300	20		60	757
TOTALS	2,140			1,833	23,118

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,833	38.2200	42.04	77,059	1940	1940	0	0	35	35.00	30.00

1 SINGLE FAM 0% - 2023 Heated Area: 1744 HX Base Yr 2023



725 SW SPIRIT AVE, FORT WHITE

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 3 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	67,472
TOTAL MARKET OB/XF VALUE	18,376
TOTAL LAND VALUE - MARKET	139,950
TOTAL MARKET VALUE	134,510
SOH/AGL Deduction	0
ASSESSED VALUE	134,510
TOTAL EXEMPTION VALUE	HX HB 45,762
BASE TAXABLE VALUE	88,748
TOTAL JUST VALUE	225,798
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	226,455

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046789	Electrical Servic	0	03/20/2023
13102	M H	125	09/25/1997
10837	M H	125	03/04/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1250/0245	2/22/2013	WD	Q	I	01	25,000
GRANTOR: MARK S GRAHAM						
GRANTEE: ARICK ANDREW & ANDE						
1246/2521	5/04/2010	QC	U	I	11	100
GRANTOR: WINNIFRED M GRAHAM						
GRANTEE: MARK GRAHAM						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 S12 FOP= W8 S12 E8N12$ S24 E14 UOP= S15 E20 N15 W20$ BAS= E20 N10W20 S10$ N10 E20 S10 E14 N12 E8 N12 W8 N12 W14 S4 W20 N4$.

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	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	200	
2	0255	MBL HOME S	0	100	12	55	576.00	UT	1.00	1.00	100	1989	1989	3	100	576	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
5	0020	BARN,FR	0	100	0	0	1.00	UT	7,600.00	7,600.00	100	2023	2022		100	7,600	

LAND DESCRIPTION

TOTAL OB/XF 18,376

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	1.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	9,000							
2	0200	C	MBL HM	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	9,000							
3	5600	A	TIMBER 3	0		A-1	0.00	0.00	10.47	AC		1.00	1.00	1.00	281.00	281.00	2,942							
4	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	10.47	AC		1.00	1.00	1.00	9,000.00	9,000.00	94,230							
5	0200	C	MBL HM	100		A-1	0.00	0.00	3.08	AC		1.00	1.00	1.00	9,000.00	9,000.00	27,720							

REVIEW DATE 12/02/2024 BY SYS Total Acres: 15.55 Total Land Value: 48,662 Market: 94,230 Agricultural: 2,942 Common: 45,720 PRINTED 11/17/2026 BY SYS

W1/2 OF NW1/4 OF NE1/4 EX 1.98 A
1347-2417 & EX 1.98 AC DESC IN Q

MCKENZIE ARICK ANDREW/MCKENZIE ANDELIA SUE
725 SW SPIRIT AVE
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2027

24-7S-16-04310-000

BUILDING CHARACTERISTICS

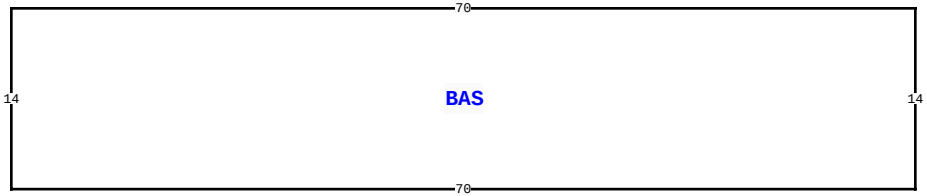
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	24716.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	980	100		980	22,630
TOTALS	980			980	22,630

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	980	96.2100	57.73	56,575	1981	1981	0	0	0	60.00	40.00

2 MOBILE HME 0% - 2023 Heated Area: 980 HX Base Yr 2023



725 SW SPIRIT AVE, FORT WHITE

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

COLUMBIA COUNTY PROPERTY

PAGE 2 of 3 — 3

VALUATION SUMMARY

VALUATION BY		STANDARD
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TOTAL MARKET VALUE		134,510
SOH/AGL Deduction		0
ASSESSED VALUE		134,510
TOTAL EXEMPTION VALUE	HX HB	45,762
BASE TAXABLE VALUE		88,748
TOTAL JUST VALUE		225,798
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		226,455

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1250/0245	2/22/2013	WD	Q	I	01	25,000
GRANTOR: MARK S GRAHAM						
GRANTEE: ARICK ANDREW & ANDE						
1246/2521	5/04/2010	QC	U	I	11	100
GRANTOR: WINNIFRED M GRAHAM						
GRANTEE: MARK GRAHAM						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W70 S14 E70 N14$.

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 12/02/2024 BY SYS Total Acres: 15.55 Total Land Value: 48,662 Market: 94,230 Agricultural: 2,942 Common: 45,720 PRINTED 11/17/2026 BY SYS

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2027

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BUILDING CHARACTERISTICS

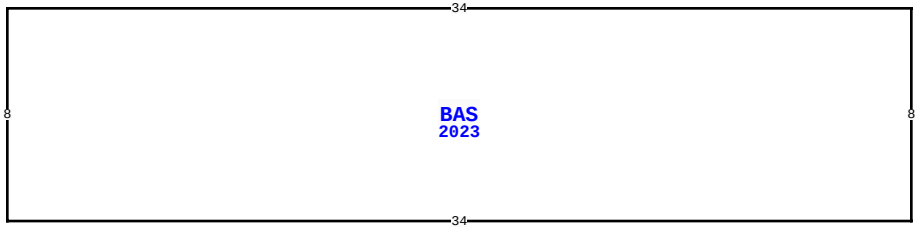
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	14	WD SHINGLE 50
Roof Structur	01	FLAT 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
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	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	24716.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	272	100	2023	272	21,724
TOTALS	272			272	21,724

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	272	113.0000	105.09	28,584	2014	2014	0	0	0	24.00	76.00

3 MANUF 1 100% - 2023 Heated Area: 272 HX Base Yr 2023



725 SW SPIRIT AVE, FORT WHITE

BLD DATE		LGL DATE	05/07/2026 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 3 of 3 — 3

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TOTAL MARKET VALUE		134,510
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ASSESSED VALUE		134,510
TOTAL EXEMPTION VALUE	HX HB	45,762
BASE TAXABLE VALUE		88,748
TOTAL JUST VALUE		225,798
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		226,455

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GRANTEE: ARICK ANDREW & ANDE						
1246/2521	5/04/2010	QC	U	I	11	100
GRANTOR: WINNIFRED M GRAHAM						
GRANTEE: MARK GRAHAM						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=21,17] E34 S8 W34 N8 $
.

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 12/02/2024 BY SYS Total Acres: 15.55 Total Land Value: 48,662 Market: 94,230 Agricultural: 2,942 Common: 45,720 PRINTED 11/17/2026 BY SYS