S1/2 OF N1/2 OF SE1/4 OF NW1/4 E THEREOF.

HALL NATHAN/HALL MIKE
864 SW SPIRIT AVE
FORT WHITE, FL 32038

2027

24-7S-16-04312-001

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
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
TOTALS					

MARKET ADJUSTMENTS

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

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	14,200
TOTAL LAND VALUE - MARKET	65,130
TOTAL MARKET VALUE	79,330
SOH/AGL Deduction	24,033
ASSESSED VALUE	55,297
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	55,297
TOTAL JUST VALUE	79,330
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	79,330

SALE:1:1: SALE IS FOR 10.03 AC, NEW MH ADDED SINCE
PRMT:3:1: LOT 6/BAKER
SALE:2:1: 10.03 AC
PRMT:2:1: WHEELER MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
14148	M H	125	06/16/1998
12141	M H	125	02/11/1997
11371	M H	125	07/03/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1304/2756	11/23/2015	WD	Q	I	01	50,000
GRANTOR: MARY A BAKER						
GRANTEE: NATHAN & NICOLE HAL						
0861/0371	6/18/1998	WD	Q	I	03	38,900
GRANTOR: OTTO B & LILLIAN H HI						
GRANTEE: MARY A BAKER						

BUILDING NOTES

BUILDING DIMENSIONS

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	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
2	0040	BARN,POLE	0	0	24	40	1.00	UT	7,200.00	7,200.00	100	2025	2024		100	7,200	

LAND DESCRIPTION

TOTAL OB/XF 14,200

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	0700	C	MISC RES	0		A-1	0.00	0.00	5.01	AC		1.00	1.00	1.00	13,000.00	13,000.00	65,130							

REVIEW DATE 09/20/2024 BY JB Total Acres: 5.01 Total Land Value: 65,130 Market: 0 Agricultural: 0 Common: 65,130 PRINTED 11/17/2026 BY SYS