E1/2 OF N1/2 OF N1/2 OF SE1/4 OF
843-1636, QC 1052-758, QC 1092-1

HALL NATHANEAL M/HALL CHELSEA A
864 SW SPIRIT AVE
FORT WHITE, FL 32038

2027

24-7S-16-04312-004

BUILDING CHARACTERISTICS

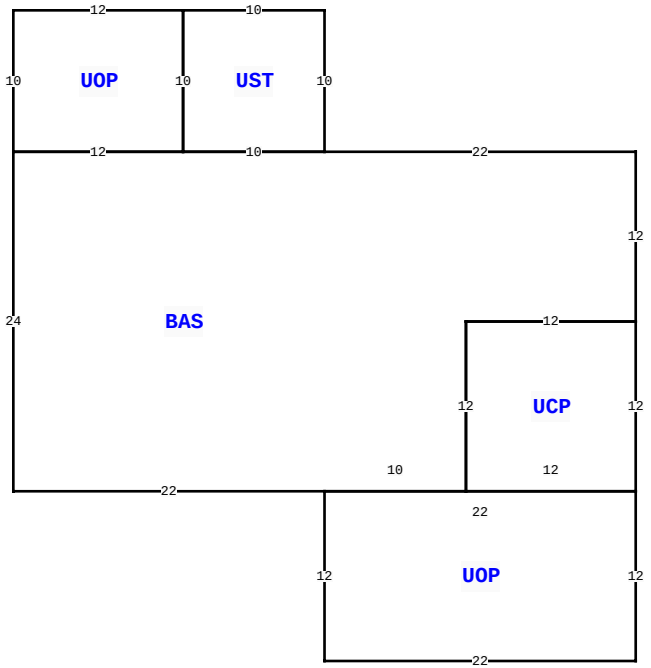
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	01	01
DOR CODE	0100	SINGLE FAMILY
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	912	100		912	55,848
UCP	144	20		29	1,776
UOP	120	20		24	1,470
UOP	264	20		53	3,245
UST	100	45		45	2,755
TOTALS	1,540			1,063	65,094

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,063	85.6440	94.21	100,145	1910	1985	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 912 HX Base Yr



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

864 SW SPIRIT AVE, FORT WHITE

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	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	1,600	
2	0251	LEAN TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	200	
3	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	400	
4	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	800	
5	0040	BARN,POLE	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	1,800	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	65,094
TOTAL MARKET OB/XF VALUE	4,800
TOTAL LAND VALUE - MARKET	65,130
TOTAL MARKET VALUE	135,024
SOH/AGL Deduction	560
ASSESSED VALUE	134,464
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	134,464
TOTAL JUST VALUE	135,024
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	136,206

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052426	Electrical Servic	0	02/24/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1384/0507	4/26/2019	QC	U	I	11	100
GRANTOR: MICHAEL BRUCE & KATHL						
GRANTEE: NATHANEAL M & CHELS						
1158/0275	9/04/2008	WD	Q	I	03	67,300
GRANTOR: NATHANEAL & NICOLE HA						
GRANTEE: MICHAEL & KATHLEEN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W22 UST= N10 W10 S10 E10$ W10 UOP= N10 W12 S10 E12$ W12 S24 E22 UOP= S12 E22 N12 W22$ E10 UCP= E12 N12 W12 S12$ N12 E12 N12$.

LAND DESCRIPTION

TOTAL OB/XF 4,800

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	5.01	AC		1.00	1.00	1.00	13,000.00	13,000.00	65,130							

REVIEW DATE 04/21/2025 BY TW Total Acres: 5.01 Total Land Value: 65,130 Market: 0 Agricultural: 0 Common: 65,130 PRINTED 11/17/2026 BY SYS