COMM SE COR OF SW1/4 OF SE1/4,
RUN W 525 FT, N 672 FT, E 577
FT TO W R/W OF CO GRD RD, S

COBURN RICHARD E/COBURN DEBORAH S
370 SW UNITY CT
FT WHITE, FL 32038

2027

24-7S-16-04315-000

BUILDING CHARACTERISTICS

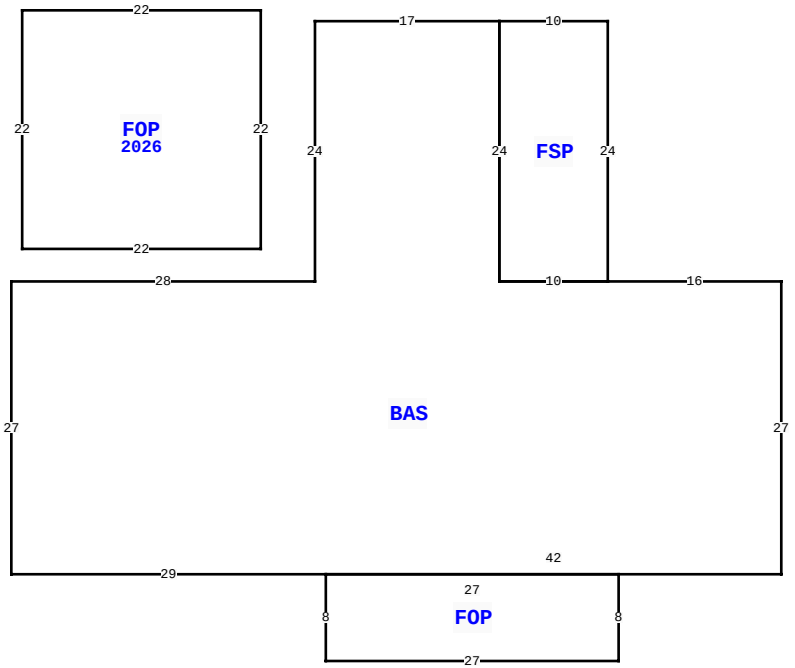
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 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	2,325	100		2,325	194,377
FOP	216	30		65	5,434
FOP	484	30	2026	145	12,123
FSP	240	40		96	8,026
TOTALS	3,265			2,631	219,959

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,631	116.9280	128.62	338,399	1983	1983	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 1999 Heated Area: 2325 HX Base Yr 1999



370 SW UNITY CT, FORT WHITE

BLD DATE		LGL DATE	05/06/2026 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
1	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0166	CONC,PAVMT	0	100	24	26	624.00	UT	1.19	1.19	100	0	0	3	100	743	
3	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	200	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	200	
5	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
6	0020	BARN,FR	0	100	36	24	1.00	UT	0.00	0.00	100	2000	2000	3	100	9,000	
7	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
8	0031	BARN,MT AE	0	100	24	36	1.00	UT	0.00	0.00	100	2010	2010	3	100	1,500	
9	0070	CARPORT UF	0	100	36	24	864.00	UT	1.50	1.50	70	2010	2010	3	70	907	
10	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	400	

TOTAL OB/XF 28,150

LAND DESCRIPTION

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	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	12,000.00	12,000.00	12,000							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	7.73	AC		1.00	1.00	1.00	280.00	280.00	2,164							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	7.73	AC		1.00	1.00	1.00	9,500.00	9,500.00	73,435							

REVIEW DATE 05/08/2026 BY chuck Total Acres: 8.73 Total Land Value: 14,164 Market: 73,435 Agricultural: 2,164 Common: 12,000 PRINTED 11/17/2026 BY SYS

COLUMBIA COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		219,959
TOTAL MARKET OB/XF VALUE		62,080
TOTAL LAND VALUE - MARKET		85,435
TOTAL MARKET VALUE		296,203
SOH/AGL Deduction		93,828
ASSESSED VALUE		202,375
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		150,964
TOTAL JUST VALUE		367,474
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		371,476

LAND:2:1: PROPERTY FENCED WITH LIVESTOCK

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045456	Remodel	8,131	11/14/2023
000047546	Additions	19,248	06/26/2023
35197	POOL	275	04/18/2017
21304	M H	250	12/02/2003
16635	GARAGE	70	02/23/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0855/0847	3/12/1998	WD	Q	I		99,500
GRANTOR: ROBINSON						
GRANTEE: COBURN						
0737/0771	12/06/1990	WD	Q	I		77,000
GRANTOR: THAD CASON						
GRANTEE: ROBERT ROBINSON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W16 W10 N24 W17 S24 W28 S27 E29 E42 N27 $
FOP=[YR=2026;ORIG=-70,-3] E22 N22 W22 S22 $
FSP=[ORIG=-16,0] N24 W10 S24 E10 $
FOP=[ORIG=-42,27] S8 E27 N8 W27 $
.

COMM SE COR OF SW1/4 OF SE1/4,
RUN W 525 FT, N 672 FT, E 577
FT TO W R/W OF CO GRD RD, S

COBURN RICHARD E/COBURN DEBORAH S
370 SW UNITY CT
FT WHITE, FL 32038

2027

24-7S-16-04315-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

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
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

PAGE 2 of 2 — 3

VALUATION SUMMARY

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GRANTEE: ROBERT ROBINSON						

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
11	0280	POOL R/CON	0	100	14	30	420.00	UT	70.00	70.00	100	2017	2017	3	84	24,696	
12	0282	POOL ENCL	0	100	24	45	1,080.00	UT	15.00	15.00	100	2017	2017	3	57	9,234	

LAND DESCRIPTION

TOTAL OB/XF 33,930

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 05/08/2026 BY chuck Total Acres: 8.73 Total Land Value: 14,164 Market: 73,435 Agricultural: 2,164 Common: 12,000 PRINTED 11/17/2026 BY SYS