

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

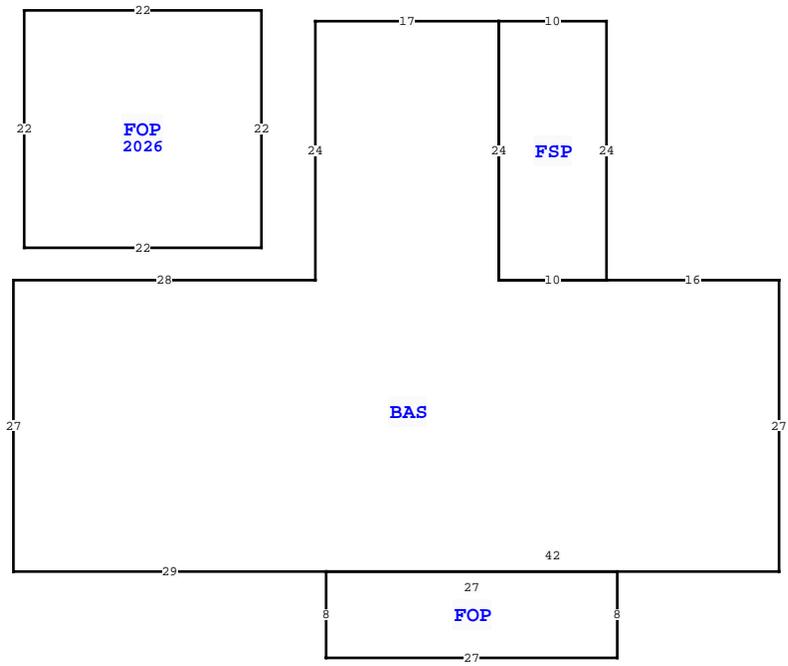
COBURN RICHARD E/COBURN DEBORAH S  
 370 SW UNITY CT  
 FT WHITE, FL 32038

**2026**

24-7S-16-04315-000  


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	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
BAS	2,325	100	
FOP	216	30	
FOP	484	30	2026
FSP	240	40	
TOTALS	3,265		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 1999								
Heated Area: 2325						HX Base Yr 1999					



COLUMBIA COUNTY PROPERTY				PAGE 1 of 2	3	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 3				Tax Dist:		
BUILDING MARKET VALUE				227,963		
TOTAL MARKET OB/XF VALUE				62,080		
TOTAL LAND VALUE - MARKET				85,435		
TOTAL MARKET VALUE				304,207		
SOH/AGL Deduction				107,442		
ASSESSED VALUE				196,765		
TOTAL EXEMPTION VALUE				HX HB 51,411		
BASE TAXABLE VALUE				145,354		
TOTAL JUST VALUE				375,478		
NCON VALUE				12,563		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				357,708		
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 \$						

EXTRA FEATURES		370 SW UNITY CT, FORT WHITE	
L N	OB/XF CODE	DESCRIPTION	BLD CAP
1	0190	FPLC PF	0 100 0 0
2	0166	CONC,PAVMT	0 100 24 26
3	0040	BARN,POLE	0 100 0 0
4	0296	SHED METAL	0 100 0 0
5	9945	Well/Sept	0 100 0 0
6	0020	BARN,FR	0 100 36 24
7	9945	Well/Sept	0 100 0 0
8	0031	BARN,MT AE	0 100 24 36
9	0070	CARPORT UF	0 100 36 24
10	0070	CARPORT UF	0 100 0 0

TOTAL OB/XF												28,150				
L N	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	

LAND DESCRIPTION		TOTAL OB/XF		28,150	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	0100	C	SFR	100	
2	6200	A	PASTURE 3	0	
3	9910	M	MKT.VAL.AG	0	

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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							

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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																																																															
<b>LAND DESCRIPTION</b>																	<b>TOTAL OB/XF</b> 33,930																																																													
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<b>REVIEW DATE</b> 05/08/2026 <b>BY</b> chuck Total Acres: 8.73 Total Land Value: 14,164 Market: 73,435 Agricultural: 2,164 Common: 12,000 <b>PRINTED 05/12/2026 BY SYS</b>																																																																														