COMM NE COR, RUN S 2658.81 FT,
W 567 FT, S 1939.90 FT FOR POB
CONT S 654.67 FT, W 392.50 FT,

WARD ROBERT BRIAN/WARD LENA M
421 SW UNITY COURT
FORT WHITE, FL 32038

2027

24-7S-16-04317-129

BUILDING CHARACTERISTICS

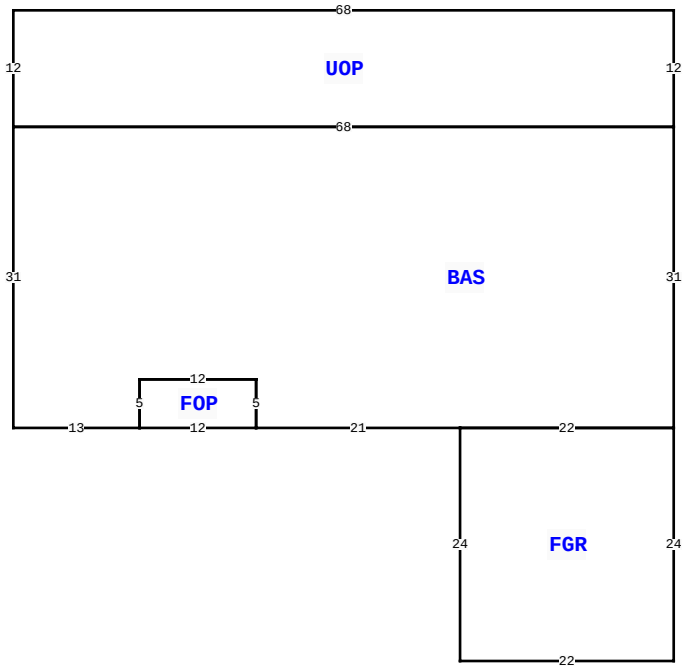
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	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	24716.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,048	100		2,048	119,320
FGR	528	55		290	16,896
FOP	60	35		21	1,224
UOP	816	25		204	11,886
TOTALS	3,452			2,563	149,324

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,563	113.9000	105.93	271,499	2006	2006	0	0	0	45.00	55.00

2 MANUF 1 100% - 2016 Heated Area: 2048 HX Base Yr 2016



421 SW UNITY CT, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
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	0166	CONC,PAVMT	0	100	20	27	450.00	UT	2.50	2.50	100	2006	2006	3	100	1,125	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2006	2006	3	100	1,200	
3	0166	CONC,PAVMT	0	100	0	0	1,360.00	UT	2.50	2.50	100	2006	2006	3	100	3,400	
4	0040	BARN,POLE	0	100	24	72	1,728.00	UT	5.00	5.00	100	2006	2006	3	100	8,640	
5	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
6	0040	BARN,POLE	0	100	14	60	840.00	UT	2.00	2.00	100	2006	2006	3	100	1,680	
7	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		149,324
TOTAL MARKET OB/XF VALUE		23,245
TOTAL LAND VALUE - MARKET		76,220
TOTAL MARKET VALUE		186,462
SOH/AGL Deduction		71,569
ASSESSED VALUE		114,893
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		63,482
TOTAL JUST VALUE		248,789
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		250,396

PERMIT NUM	DESCRIPTION	AMT	ISSUED
32660	GARAGE	85	02/03/2015
24262	M H	419	03/17/2006
9268	M H	125	01/19/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1295/0050	5/19/2015	WD	U	I	11	100
GRANTOR: BARBARA GUSTIN NUTT (						
GRANTEE: ROBERT BRIAN & LENA						
1291/1838	12/16/2014	WD	Q	I	01	130,000
GRANTOR: KRISTI E & IRENEA CHI						
GRANTEE: ROBERT B & LENA WAR						

BUILDING NOTES

BUILDING DIMENSIONS

UOP= N12 W68 S12 E68$ BAS= W68 S31 E13 FOP= E12 N5 W12 S5$
N5 E12 S5 E21 FGR= S24 E22 N24 W22$ E22 N31$.

LAND DESCRIPTION

TOTAL OB/XF 23,245

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	0200	C	MBL HM	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	6.76	AC		1.00	1.00	1.00	280.00	280.00	1,893							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	6.76	AC		1.00	1.00	1.00	9,500.00	9,500.00	64,220							

REVIEW DATE 07/13/2015 BY DF Total Acres: 7.76 Total Land Value: 13,893 Market: 64,220 Agricultural: 1,893 Common: 12,000 PRINTED 11/17/2026 BY SYS