COMM NE COR SEC, RUN S 1325.12 F
S 663.62 FT FOR POB, RUN W 656.2
FT, E 655.64 FT, N 666.10 FT TO

LARSON ROBIN S REVOCABLE TRUST DATED FEBRUARY 26,
849 SW UNITY CT
FORT WHITE, FL 32038-2517

2026

24-7S-16-04317-135

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

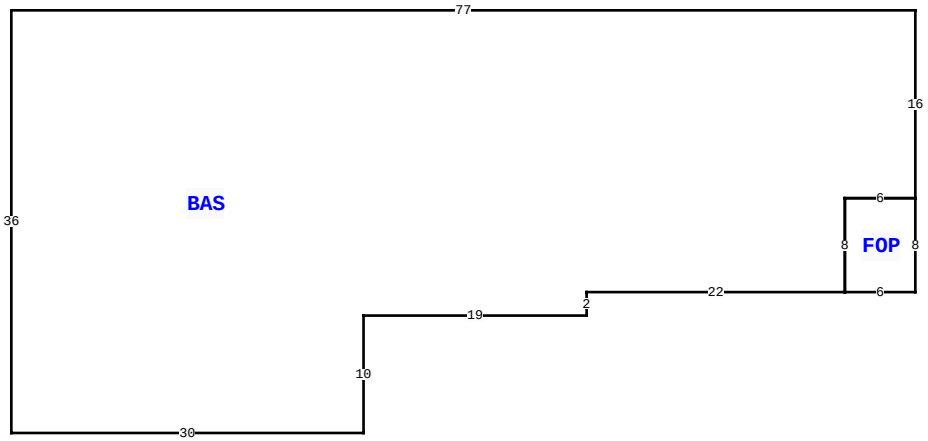
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	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	24716.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,198	100		2,198	187,688
FOP	48	30		14	1,195
TOTALS	2,246			2,212	188,884

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,212	115.2360	131.37	290,590	1968	1985	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2021 Heated Area: 2198 HX Base Yr 2021



849 SW UNITY CT, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		188,884
TOTAL MARKET OB/XF VALUE		35,746
TOTAL LAND VALUE - MARKET		180,180
TOTAL MARKET VALUE		247,850
SOH/AGL Deduction		67,953
ASSESSED VALUE		179,897
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		128,486
TOTAL JUST VALUE		404,810
NCON VALUE		5,700
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		395,789

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054020	Generator		09/10/2025
000052622	Roof Replacement	15,000	03/18/2025
11736	REMODEL	0	10/10/1996
6974	RECONNECT	0	03/25/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1534/1278	2/26/2025	WD	U	I	11	100
GRANTOR: LARSON ROBIN AKA ROBI						
GRANTEE: LARSON ROBIN S REVO						
1381/0325	3/22/2019	WD	Q	I	01	290,000
GRANTOR: WAYNE A GARLAND						
GRANTEE: ROBIN A LARSON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W77 S36 E30 N10 E19 N2 E22 FOP= E6 N8 W6 S8$ N8 E6 N16$.

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	0021	BARN,FR AE	0	100	48	60	1.00	UT	0.00	0.00	100	0	0	3	100	10,000	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	
3	0060	CARPORT F	0	100	25	32	800.00	UT	5.00	5.00	100	1993	1993	3	100	4,000	
4	0252	LEAN-TO W/	0	100	70	14	980.00	UT	1.50	1.50	75	2010	2010	3	75	1,103	
5	0252	LEAN-TO W/	0	100	70	14	980.00	UT	1.50	1.50	75	2010	2010	3	75	1,103	
6	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
7	0296	SHED METAL	0	100	24	30	1.00	UT	0.00	0.00	100	2014	2014	3	100	5,000	
8	0294	SHED WOOD/	0	100	6	8	48.00	UT	5.00	5.00	100	1996	1996	3	100	240	
9	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	200	
10	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	200	

TOTAL OB/XF 30,046

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	1.02	AC		1.00	1.00	1.00	9,000.00	9,000.00	9,180							
2	0200	C	MBL HM	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	9,000							
3	6200	A	PASTURE 3	100					18.00	AC		1.00	1.00	1.00	280.00	280.00	5,040							
4	9910	M	MKT.VAL.AG	100					18.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	162,000							

REVIEW DATE 03/24/2026 BY robin Total Acres: 20.02 Total Land Value: 23,220 Market: 162,000 Agricultural: 5,040 Common: 18,180 PRINTED 05/13/2026 BY SYS

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FT, E 655.64 FT, N 666.10 FT TO

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COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

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
TOTALS					

MARKET ADJUSTMENTS

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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	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2026	2025		95	5,700	

BUILDING NOTES

BUILDING DIMENSIONS

LAND DESCRIPTION

TOTAL OB/XF 5,700

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 03/24/2026 BY robin Total Acres: 20.02 Total Land Value: 23,220 Market: 162,000 Agricultural: 5,040 Common: 18,180 PRINTED 05/13/2026 BY SYS