LOT 23 ARROW HEAD ACRES S/D.

ORB 802-724, 885-2136, CASE NO

ROACH SUE
P O BOX 151
FORT WHITE, FL 32038

2027

25-6S-16-03935-023

BUILDING CHARACTERISTICS

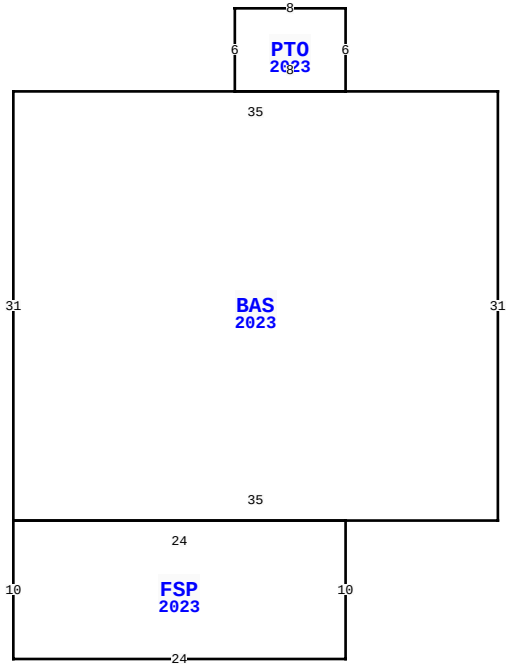
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	25616.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,085	100	2023	1,085	132,440
FSP	240	40	2023	96	11,719
PTO	48	5	2023	2	244
TOTALS	1,373			1,183	144,403

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,183	114.4000	125.84	148,869	2022	2022	0	0	0	3.00	97.00

2 SINGLE FAM 100% - 2023 Heated Area: 1085 HX Base Yr 2021



409 SW BUFFALO 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	0296	SHED METAL	0	100	10	20	200.00	UT	5.00	5.00	60	1993	1993	3	60	600	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
3	0255	MBL HOME S	0	100	0	0	1.00	UT	500.00	500.00	100	2026	2025		100	500	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		144,403
TOTAL MARKET OB/XF VALUE		8,100
TOTAL LAND VALUE - MARKET		76,800
TOTAL MARKET VALUE		229,303
SOH/AGL Deduction		72,584
ASSESSED VALUE		156,719
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		105,308
TOTAL JUST VALUE		229,303
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		231,931

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042252	New Residential C	165,000	07/01/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1044/1023	4/22/2005	WD	Q	I		49,500
GRANTOR: RAYMOND E CARPENTER &						
GRANTEE: SUE ROACH						
0802/0724	2/08/1985	AG	U	V	13	18,000
GRANTOR: DLC CATTLE						
GRANTEE: CHARLES FORTNEY JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=-20,10] W35 S31 E35 N31 $
FSP=[YR=2023;ORIG=-55,41] E24 S10 W24 N10 $
PTO=[YR=2023;ORIG=-39,4] E8 S6 W8 N6 $
.

LAND DESCRIPTION

TOTAL OB/XF 8,100

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		00	0.00	0.00	6.40	AC		1.00	1.00	1.00	12,000.00	12,000.00	76,800							

REVIEW DATE 06/02/2026 BY AJ Total Acres: 6.40 Total Land Value: 76,800 Market: 0 Agricultural: 0 Common: 76,800 PRINTED 11/17/2026 BY SYS