COMM SE COR OF SEC, RUN N 738.31
W 208.71 FT, S 208.71 FT, W 328.
FT, E 536.78 FT, S 208.71 FT TO

BISHOP BILLY RAY/BISHOP KAMI R
176 SW COOPER TER
FORT WHITE, FL 32038

2027

25-6S-16-03941-003

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	06	VINYL ASB 10
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	0100	SINGLE FAMILY

MAP NUM | MKT AREA 02

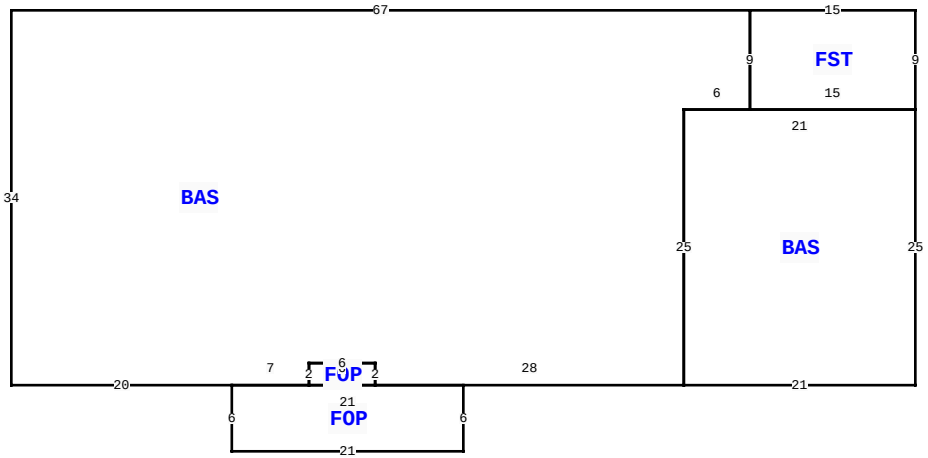
NEIGHBORHOOD/LOC 25616.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	525	100		525	42,704
BAS	2,116	100		2,116	172,117
FOP	12	30		4	326
FOP	126	30		38	3,091
FST	135	55		74	6,019
TOTALS	2,914			2,757	224,257

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,757	113.7600	125.14	345,011	1986	1986	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 1997 Heated Area: 2641 HX Base Yr 1997



178 SW COOPER TER, 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	0020	BARN,FR	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,500	
3	0166	CONC,PAVMT	0	100	22	20	440.00	UT	2.00	2.00	100	1993	1993	3	100	880	
4	0120	CLFENCE 4	0	100	0	0	1.00	UT	3,500.00	3,500.00	60	1993	1993	3	60	2,100	
5	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	50	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	224,257
TOTAL MARKET OB/XF VALUE	5,730
TOTAL LAND VALUE - MARKET	53,820
TOTAL MARKET VALUE	283,807
SOH/AGL Deduction	114,411
ASSESSED VALUE	169,396
TOTAL EXEMPTION VALUE	HX HB DX 56,411
BASE TAXABLE VALUE	112,985
TOTAL JUST VALUE	283,807
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	287,875

SALE:2:1: 4.14 AC WITH IMP

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048029	Roof Replacement	27,180	09/05/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1289/1578	1/08/2015	QC	U	I	14	100
GRANTOR: BILLY RAY BISHOP & KA						
GRANTEE: SELINA V BISHOP (RE						
0821/0301	4/26/1996	WD	U	I	09	85,000
GRANTOR: THOMAS DIGATI (MICHA						
GRANTEE: BILLY R & KAMI R BI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W67 S34 E20 FOP= S6 E21N6 W21$ E7 FOP= E6 N2 W6 S2$ N2 E6 S2 E28 BAS= E21 N25 W21S25$ N25 E6 FST= E15 N9 W15 S9$ N9$.

LAND DESCRIPTION

TOTAL OB/XF 5,730

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	4.14	AC		1.00	1.00	1.00	13,000.00	13,000.00	53,820							

REVIEW DATE 06/02/2026 BY AJ Total Acres: 4.14 Total Land Value: 53,820 Market: 0 Agricultural: 0 Common: 53,820 PRINTED 11/17/2026 BY SYS