

COMM SE COR RUN N 946.64 FT FOR  
297.73 FT TO S R/W CR-238, W'LY  
888.23 FT, S 7 DEG E 170.43 FT W

WALLACE TERRYANN R  
130 SW COOPER TER  
FORT WHITE, FL 32038

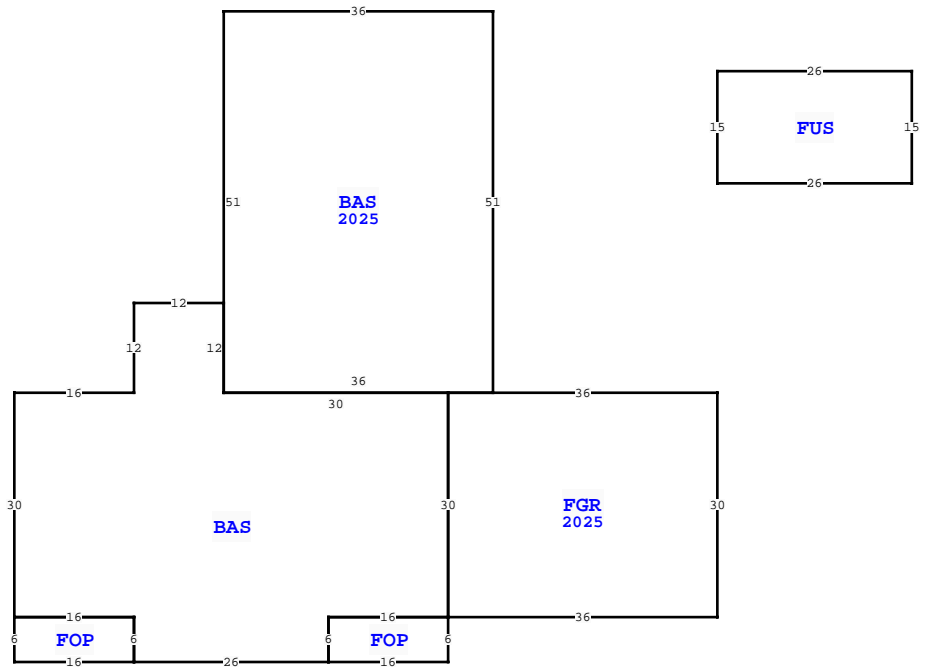
2026

25-6S-16-03941-006



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	51	LOG 100	
Roof Structur	08	IRREGULAR 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 90	
Interior Floor	15	HARDTILE 10	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		3 100	
Bathrooms		3 100	
Frame	02	WOOD FRAME 100	
Stories	1.5	1.5 100	
Architectual Units	05	CONV 100	
Condition Adj	03	03 100	
Kitchen Adjus	01	01 100	
Quality	06	06	
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
BAS	2,040	100	
BAS	1,836	100	2025
FGR	1,080	55	2025
FOP	96	30	
FOP	96	30	
FUS	390	100	
TOTALS	5,538		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	4,918	126.0852	141.22	694,520	2006	2006	0	0	19.00	81.00	
1 SINGLE FAM 100% - 2022 Heated Area: 4266 HX Base Yr 2022												



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		562,561	
TOTAL MARKET OB/XF VALUE		33,156	
TOTAL LAND VALUE - MARKET		90,480	
TOTAL MARKET VALUE		686,197	
SOH/AGL Deduction		155,754	
ASSESSED VALUE		530,443	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		479,032	
TOTAL JUST VALUE		686,197	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		651,095	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048828	Additions	250,000	12/11/2023
000042231	Storage Building	15,000	06/29/2021
20321	SFR	359	01/16/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1440/1347	6/13/2021	WD	Q	I	01	370,000

GRANTOR: JARNOT DONALD J  
GRANTEE: WALLACE DONALD E  
0971/0003 5/31/2001 WD Q V 01 100  
GRANTOR: SINGLETON & MORGAN  
GRANTEE: DONALD & JANET JARN

EXTRA FEATURES																
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	0166	CONC, PAVMT	0	100	0	1,120.00	UT	3.00	3.00	100	2006	2006	3	100	3,360	
2	0210	GARAGE U	0	100	18	432.00	UT	16.00	16.00	50	2010	2010	3	50	3,456	
3	0030	BARN, MT	0	100	30	1.00	UT	22,500.00	22,500.00	100	2023	2022		100	22,500	
4	0252	LEAN-TO W/	0	100	0	1.00	UT	3,840.00	3,840.00	100	2026	2025		100	3,840	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/06/2026	MLU

BUILDING NOTES	
BAS=[ORIG=0,0] W30 N12 W12 S12 W16 S30 E16 S6 E26 N6 E16 N30 \$	
BAS=[YR=2025;ORIG=-30,-51] E36 S51 W36 N51 \$	
FUS=[ORIG=62,-28] N15 W26 S15 E26 \$	
FOP=[ORIG=-58,30] S6 E16 N6 W16 \$	
FOP=[ORIG=-16,36] E16 N6 W16 S6 \$	
FGR=[YR=2025;ORIG=0,0] E36 S30 W36 N30 \$	

LAND DESCRIPTION													TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	7.54	AC		1.00	1.00	1.00	12,000.00	12,000.00	90,480								