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

2027

25-6S-16-03941-006

BUILDING CHARACTERISTICS

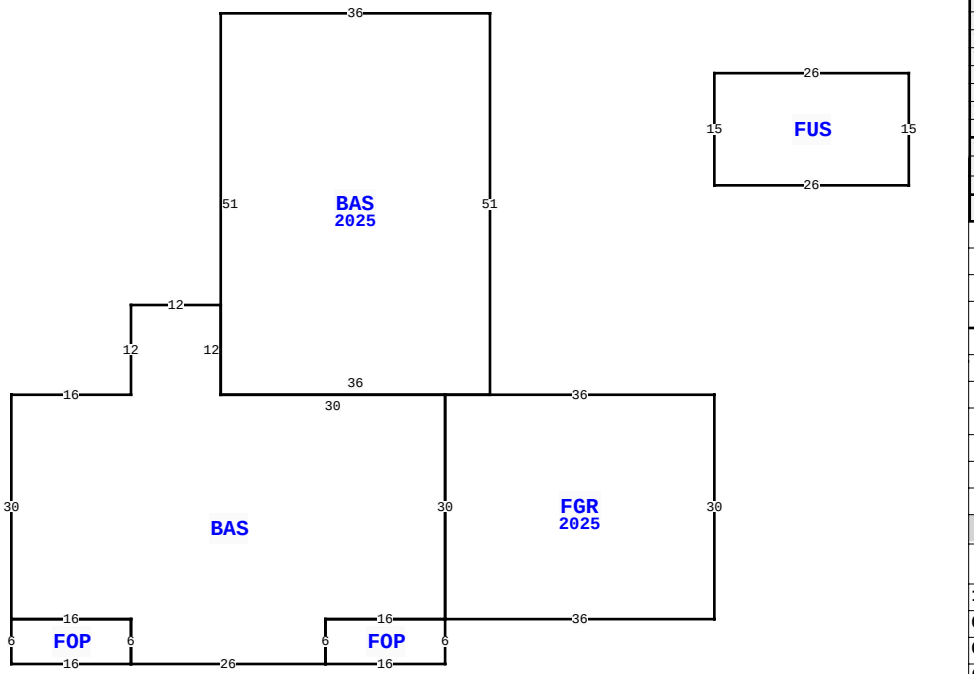
ELEMENT	CD	CONSTRUCTION
Exterior Wall	51	LOG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Architectual	05	CONV 100
Units		0 100
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,040	100		2,040	229,172
BAS	1,836	100	2025	1,836	206,254
FGR	1,080	55	2025	594	66,729
FOP	96	30		29	3,258
FOP	96	30		29	3,258
FUS	390	100		390	43,812
TOTALS	5,538			4,918	552,482

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	138.69	682,077	2006	2006	0	0	0	19.00	81.00

1 SINGLE FAM 100% - 2022 Heated Area: 4266 HX Base Yr 2022



130 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	0166	CONC,PAVMT	0	100	0	0	1,120.00	UT	3.00	3.00	100	2006	2006	3	100	3,360	
2	0210	GARAGE U	0	100	18	24	432.00	UT	16.00	16.00	50	2010	2010	3	50	3,456	
3	0030	BARN,MT	0	100	30	50	1.00	UT	22,500.00	22,500.00	100	2023	2022		100	22,500	
4	0252	LEAN-TO W/	0	100	0	0	1.00	UT	3,840.00	3,840.00	100	2026	2025		100	3,840	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	552,482
TOTAL MARKET OB/XF VALUE	33,156
TOTAL LAND VALUE - MARKET	90,480
TOTAL MARKET VALUE	676,118
SOH/AGL Deduction	129,762
ASSESSED VALUE	546,356
TOTAL EXEMPTION VALUE	HX HB WX 56,411
BASE TAXABLE VALUE	489,945
TOTAL JUST VALUE	676,118
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	686,197

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						

BUILDING NOTES

BUILDING DIMENSIONS

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 33,156

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	7.54	AC		1.00	1.00	1.00	12,000.00	12,000.00	90,480							

REVIEW DATE 06/02/2026 BY AJ Total Acres: 7.54 Total Land Value: 90,480 Market: 0 Agricultural: 0 Common: 90,480 PRINTED 11/17/2026 BY SYS