

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

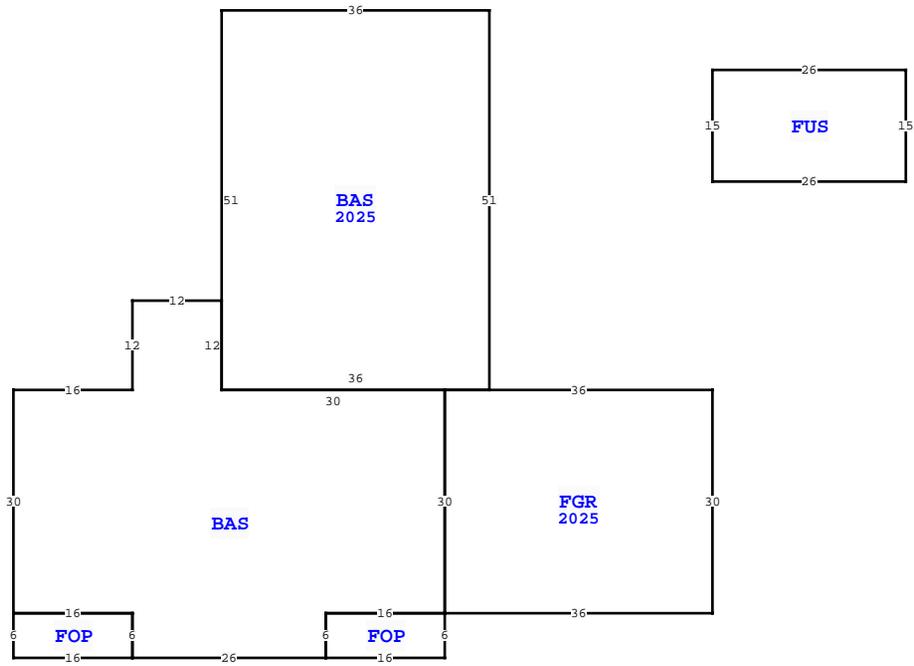
WALLACE TERRYANN R
130 SW COOPER TER
FORT WHITE, FL 32038

2026

25-6S-16-03941-006

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	51	LOG 100	
Roof Structur	08	IRREGULAR 100	
Roof Cover	03	COMP SHNGL 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	
Architectural Units	05	CONV 100	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
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	
1	SINGLE FAM	100%	- 2022		Heated Area: 4266					HX Base Yr 2022		



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			543,440
TOTAL MARKET OB/XF VALUE			29,316
TOTAL LAND VALUE - MARKET			71,630
TOTAL MARKET VALUE			644,386
SOH/AGL Deduction			117,783
ASSESSED VALUE			526,603
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			475,192
TOTAL JUST VALUE			644,386
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	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/07/2025	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	9,500.00	9,500.00	71,630								