E1/2 OF E1/2 OF SW1/4 OF NW1/4 A
ISLAND RANCHES RANCHES.

AUDETTE LINDA DARLENE/AUDETTE ASHLEY S
1926 SW COUNTY ROAD 138
FORT WHITE, FL 32038

2027

25-7S-16-04321-001

BUILDING CHARACTERISTICS

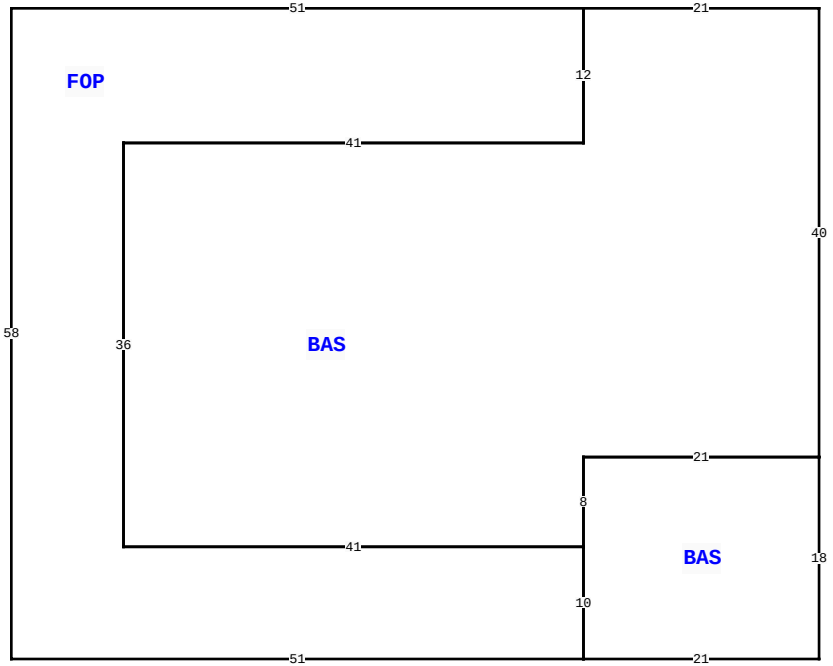
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 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	25716.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	378	100		378	33,617
BAS	2,316	100		2,316	205,969
FOP	1,482	30		445	39,575
TOTALS	4,176			3,139	279,161

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,139	109.2500	120.18	377,245	1999	1999	0	0	0	26.00	74.00

2 SINGLE FAM 100% - 0 Heated Area: 2694 HX Base Yr



1926 SW COUNTY ROAD 138 , 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	0021	BARN,FR AE	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	300	
2	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2010	2010	3	100	2,000	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2010	2010	3	100	1,200	
5	0280	POOL R/CON	0	100	15	30	450.00	UT	70.00	70.00	100	2021	2020		91	28,665	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		279,161
TOTAL MARKET OB/XF VALUE		39,165
TOTAL LAND VALUE - MARKET		110,000
TOTAL MARKET VALUE		428,326
SOH/AGL Deduction		202,791
ASSESSED VALUE		225,535
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		174,124
TOTAL JUST VALUE		428,326
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		433,390

XFOB:1:1: MONT B MH

LAND:1:1: LOT 21

BLDG:1:1: MONT

PERMIT NUM	DESCRIPTION	AMT	ISSUED
38106	POOL	331	05/13/2019
28396	MAINT/ALTR	250	03/02/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1186/0599	12/16/2009	WD	U	I	11	100

GRANTOR: LINDA DARLENE AUDETTE

GRANTEE: LINDA, ASHLEY & CHE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W21 FOP= W51 S58 E51 N10 W41 N36 E41 N12$ S12 W41 S36 E41 BAS= S10 E21 N18 W21 S8$ N8 E21 N40$.

LAND DESCRIPTION

TOTAL OB/XF 39,165

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	0200	C	MBL HM	100		A-1	0.00	0.00	10.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	110,000							

REVIEW DATE 12/28/2020 BY HC Total Acres: 10.00 Total Land Value: 110,000 Market: 0 Agricultural: 0 Common: 110,000 PRINTED 11/16/2026 BY SYS