LOT 33 FAIRVIEW ESTATES S/D.

543-442, 628-48, 628-245, 654-65

OKTEN ELIF A
2167 SW COUNTY ROAD 138
FORT WHITE, FL 32038

2027

26-7S-16-04323-033

BUILDING CHARACTERISTICS

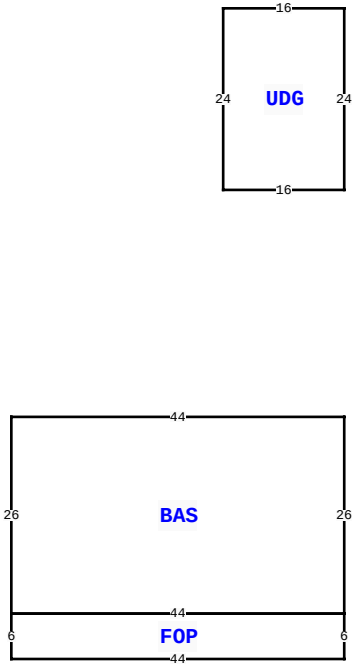
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	04	04 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC		26716.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,144	100		1,144	131,781
FOP	264	30		79	9,100
UDG	384	55		211	24,306
TOTALS	1,792			1,434	165,187

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,434	127.7100	140.48	201,448	2007	2007	0	0	0	18.00	82.00

2 SINGLE FAM 100% - 2021 Heated Area: 1144 HX Base Yr 2021



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	

2167 SW COUNTY ROAD 138 , FORT WHITE

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	165,187
TOTAL MARKET OB/XF VALUE	50
TOTAL LAND VALUE - MARKET	28,000
TOTAL MARKET VALUE	193,237
SOH/AGL Deduction	44,578
ASSESSED VALUE	148,659
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	97,248
TOTAL JUST VALUE	193,237
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	196,248

PERMIT NUM	DESCRIPTION	AMT	ISSUED
24074	SFR	379	01/24/2006
23711	TR/TRAILER	100	10/12/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1408/0549	3/13/2020	WD	Q	I	01	155,000
GRANTOR: JAMES E & BERTHA M FU						
GRANTEE: ELIF A OKTEN						
1143/1000	2/05/2008	WD	Q	I	01	100
GRANTOR: FULLSEE						
GRANTEE: FUSSELL TRUSTEES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W44 S26 FOP= S6 E44 N6 W44$ E44 N26$ PTR= N30 UDG= N24 W16 S24 E16$ S30$.

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	1.00	UT	0.00	0.00	100	2010	2010	3	100	50	

LAND DESCRIPTION

TOTAL OB/XF 50

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	1.00	LT		1.00	1.00	1.00	28,000.00	28,000.00	28,000							

REVIEW DATE 07/22/2015 BY TW Total Acres: 1.44 Total Land Value: 28,000 Market: 0 Agricultural: 0 Common: 28,000 PRINTED 11/17/2026 BY SYS