

COMM NW COR OF NW1/4, S 1190.28
1436.70 FT TO N R/W OF SW WATSON
FOR POB, N 795.17 FT, E 543.15 F

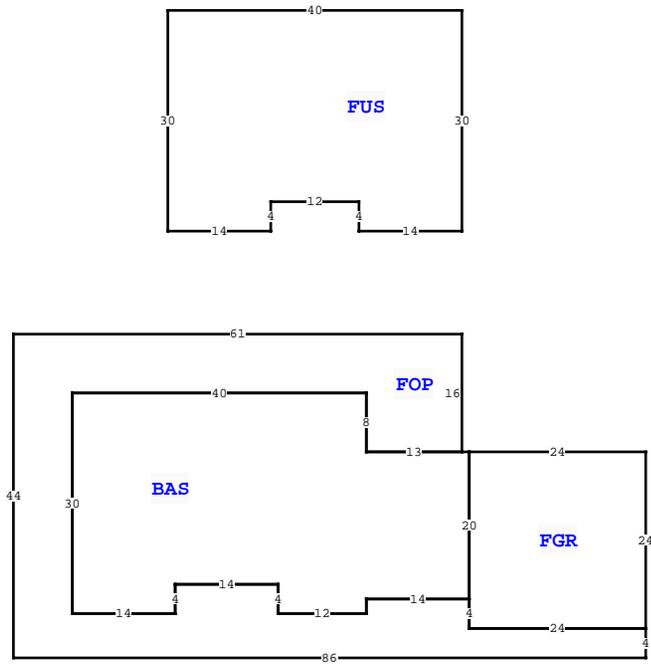
ARANT SHANNON PITTMAN/ARANT DAVID
4009 SW WATSON ST
FORT WHITE, FL 32038

2026

29-5S-16-03734-000
PAGE 1 of 1

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		3	100
Frame	01	NONE	100
Stories	1.5	1.5	100
Architectual Units	05	CONV	100
Condition Adj	02	02	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	5000 IMPROVED AG		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	29516.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,424	100	
FGR	576	55	
FOP	1,384	30	
FUS	1,152	100	
TOTALS	4,536		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	3,308	99.4707	113.40	375,127	1991	1991	0	0	35.00	65.00	
1 SINGLE FAM 0% - 2026 Heated Area: 2576 HX Base Yr												



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	243,833		
TOTAL MARKET OB/XF VALUE	3,300		
TOTAL LAND VALUE - MARKET	110,550		
TOTAL MARKET VALUE	260,667		
SOH/AGL Deduction	0		
ASSESSED VALUE	260,667		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	260,667		
TOTAL JUST VALUE	357,683		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	694,204		

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1553/1649	10/22/2025	QC	U	I	11	100
GRANTOR: PITTMAN CLINT RYAN						
GRANTEE: ARANT SHANNON PITTMAN						
0610/0286	12/01/1986	WD	Q	V	01	105,000
GRANTOR:						
GRANTEE:						

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	0190	FPLC PF	0	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0166	CONC, PAVMT	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,200	
3	0080	DECKING	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	400	
4	0169	FENCE/WOOD	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	500	
TOTALS													3,308	243,833		

LAND DESCRIPTION													TOTAL OB/XF					3,300						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	11,000							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	9.05	AC		1.00	1.00	1.00	280.00	280.00	2,534							
3	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	9.05	AC		1.00	1.00	1.00	11,000.00	11,000.00	99,550							