

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

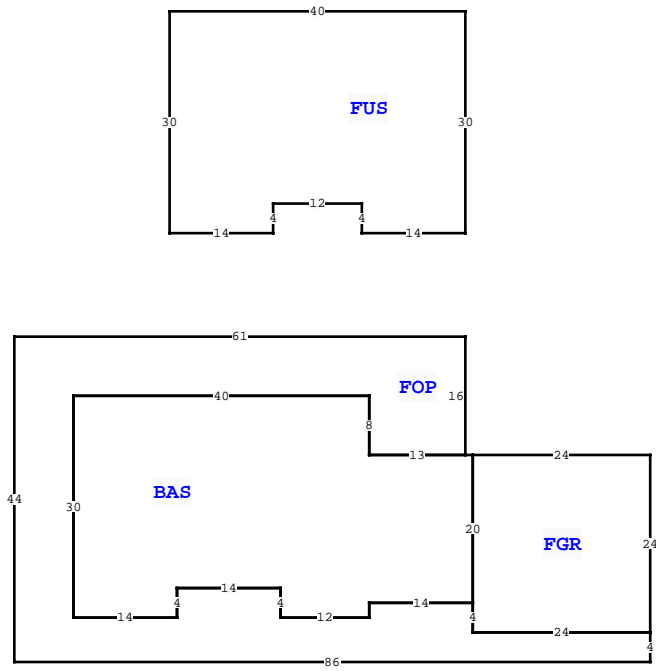
ARANT SHANNON PITTMAN/ARANT DAVID
4009 SW WATSON ST
FORT WHITE, FL 32038

2026

29-5S-16-03734-000
VALUATION SUMMARY

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	111.41	368,544	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 BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			239,554
TOTAL MARKET OB/XF VALUE			3,300
TOTAL LAND VALUE - MARKET			110,550
TOTAL MARKET VALUE			256,388
SOH/AGL Deduction			0
ASSESSED VALUE			256,388
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			256,388
TOTAL JUST VALUE			353,404
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	

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	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							

REVIEW DATE 03/16/2026 BY ks																									
Total Acres: 10.05										Total Land Value: 13,534					Market: 99,550			Agricultural: 2,534			Common: 11,000			PRINTED 06/23/2026 BY SYS	