LOT 14 TURKEY HAVEN S/D UNREC MO
DESC: COMM NE COR OF SW1/4, RUN
W 1305.72 FT FOR POB, CONT W 652

CAINES AARON A/CAINES DEVIN N
292 SW POWELL GLN
FORT WHITE, FL 32038

2027

29-5S-16-03737-114

BUILDING CHARACTERISTICS

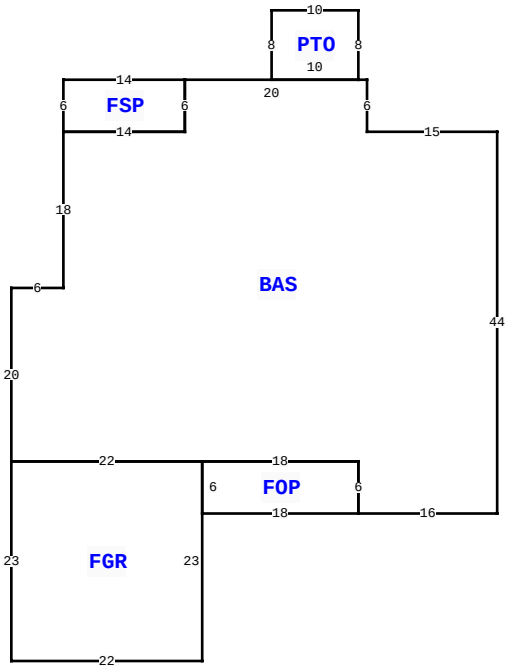
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	13	LAM/VNLPLK 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	29516.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,242	100		2,242	231,520
FGR	506	55		278	28,708
FOP	108	30		32	3,305
FSP	84	40		34	3,511
PTO	80	5		4	413
TOTALS	3,020			2,590	267,456

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,590	121.9218	134.11	347,345	2002	2002	0	0	0	23.00	77.00

1 SINGLE FAM 100% - 2021 Heated Area: 2242 HX Base Yr 2021



292 SW POWELL GLN, 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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2002	2002	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	517.00	UT	2.00	2.00	100	2002	2002	3	100	1,034	
3	0030	BARN,MT	0	100	22	25	550.00	UT	15.00	15.00	100	2008	2008	3	100	8,250	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	267,456
TOTAL MARKET OB/XF VALUE	10,484
TOTAL LAND VALUE - MARKET	110,330
TOTAL MARKET VALUE	388,270
SOH/AGL Deduction	118,529
ASSESSED VALUE	269,741
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	218,330
TOTAL JUST VALUE	388,270
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	393,135

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051991	Roof Replacement	26,682	01/06/2025
19749	SFR	388	07/17/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1426/2151	12/22/2020	WD	Q	I	05	300,000
GRANTOR: CLEMENT SANDRA J &						
GRANTEE: CAINES AARON A						
0958/0004	7/10/2002	WD	Q	V		53,000
GRANTOR: BKL PARTNERSHIP						
GRANTEE: SANDRA CLEMENT & RU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W15 N6 W1 PTO= N8 W10 S8 E10$ W20 FSP= W14 S6 E14 N6$ S6 W14 S18 W6 S20 FGR= S23 E22 N23 W22$ E22 FOP= S6 E18 N6 W18$ E18 S6 E16 N44$.

LAND DESCRIPTION

TOTAL OB/XF 10,484

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					10.03	AC		1.00	1.00	1.00	11,000.00	11,000.00	110,330							

REVIEW DATE 03/16/2026 BY KS Total Acres: 10.03 Total Land Value: 110,330 Market: 0 Agricultural: 0 Common: 110,330 PRINTED 11/17/2026 BY SYS