

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

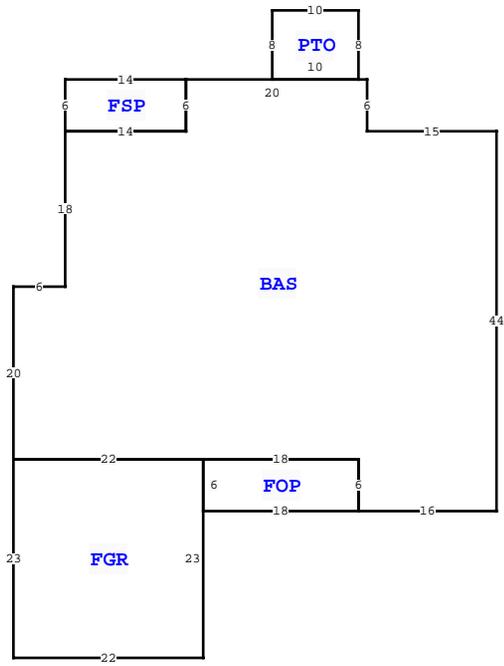
CAINES AARON A/CAINES DEVIN N
292 SW POWELL GLN
FORT WHITE, FL 32038

2026

29-5S-16-03737-114

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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/VNLPK	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
BAS	2,242	100	
FGR	506	55	
FOP	108	30	
FSP	84	40	
PTO	80	5	
TOTALS	3,020		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2021								
Heated Area: 2242						HX Base Yr 2021					



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			277,188
TOTAL MARKET OB/XF VALUE			10,484
TOTAL LAND VALUE - MARKET			110,330
TOTAL MARKET VALUE			398,002
SOH/AGL Deduction			136,118
ASSESSED VALUE			261,884
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			210,473
TOTAL JUST VALUE			398,002
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			381,627

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						

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	100	0	1.00	UT	1,200.00	1,200.00	100	2002	2002	3	100	1,200	
2	0166	CONC, PAVMT	0	100	0	517.00	UT	2.00	2.00	100	2002	2002	3	100	1,034	
3	0030	BARN, MT	0	100	22	550.00	UT	15.00	15.00	100	2008	2008	3	100	8,250	

292 SW POWELL GLN, FORT WHITE
BLD DATE
XF DATE
INC DATE
LGL DATE
LAND DATE
AG DATE
05/06/2026 MLU

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									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							