LOT 16 HILLS OF FT WHITE UNR S/D
COMM NE COR OF NE1/4 OF SW1/4, S
CONT S 580.76 FT, W 722.42 FT, T

GARCIA ELIZABETH/GARCIA RENE
2706 DIXIE LANE
KISSIMMEE, FL 34744

2027

29-6S-16-03972-016

BUILDING CHARACTERISTICS

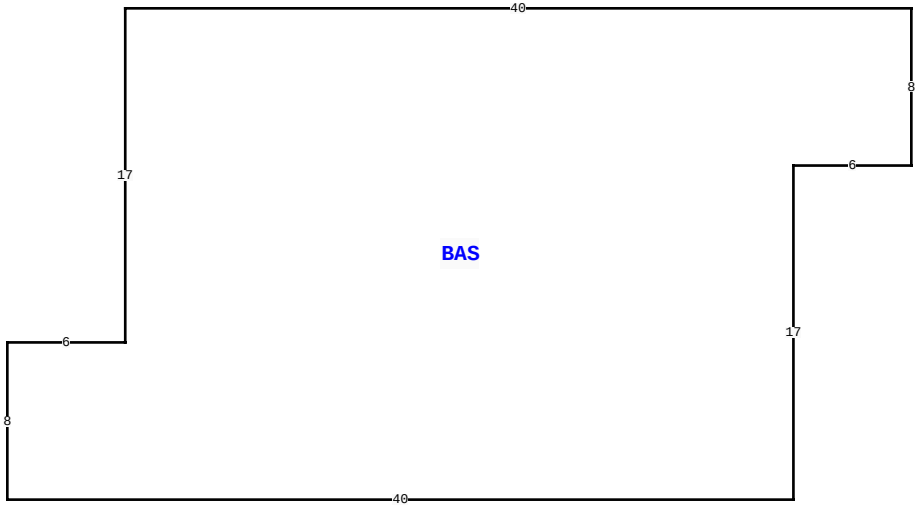
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	29616.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	946	100		946	62,406
TOTALS	946			946	62,406

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0187	01	946	89.0240	69.44	65,690	2021	2021	0	0	0	5.00	95.00

1 SFR/PREMTL 0% - 2022 Heated Area: 946 HX Base Yr



183 SW BLAST CT, 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	0040	BARN,POLE	0	0	0	0	1.00	UT	300.00	300.00	100	2027	2026		100	300	
2	0261	PRCH, UOP	0	0	0	0	1.00	UT	850.00	850.00	100	2027	2026		100	850	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	62,406
TOTAL MARKET OB/XF VALUE	1,150
TOTAL LAND VALUE - MARKET	110,000
TOTAL MARKET VALUE	173,556
SOH/AGL Deduction	0
ASSESSED VALUE	173,556
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	173,556
TOTAL JUST VALUE	173,556
NCON VALUE	1,150
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	174,005

PERMIT NUM	DESCRIPTION	AMT	ISSUED
38729	SFR	0	10/11/2019
38373	TR/TRAILER	0	07/17/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1486/2720	3/21/2023	WD	U	I	11	100
GRANTOR: GARCIA ELIZABETH						
GRANTEE: GARCIA ELIZABETH						
1452/2740	11/19/2021	LE	U	V	14	100
GRANTOR: GARCIA ELIZABETH						
GRANTEE: GARCIA ELIZABETH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=80,10] W40 S17 W6 S8 E40 N17 E6 N8 $
.

LAND DESCRIPTION

TOTAL OB/XF 1,150

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	0		A-1	0.00	0.00	10.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	110,000							

REVIEW DATE 06/15/2026 BY AJ Total Acres: 10.00 Total Land Value: 110,000 Market: 0 Agricultural: 0 Common: 110,000 PRINTED 11/17/2026 BY SYS