(AKA LOT 4 JR DOCKS TRACT UNR).
OF SE1/4.

WATTS DANIEL EUGENE JR/JACOBY MOLLY CHRISTINE DEDO
482 SW COYOTE CIR
FORT WHITE, FL 32038

2027

30-5S-16-03738-004

BUILDING CHARACTERISTICS

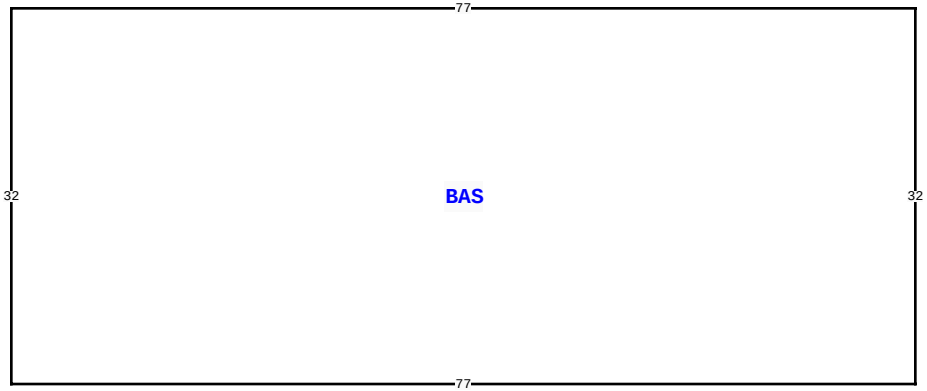
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	30516.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,464	100		2,464	205,998
TOTALS	2,464			2,464	205,998

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,464	116.9280	128.62	316,920	1996	1996	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2025 Heated Area: 2464 HX Base Yr 2025



482 SW COYOTE CIR, FORT WHITE

BLD DATE		LGL DATE	05/06/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		205,998
TOTAL MARKET OB/XF VALUE		8,116
TOTAL LAND VALUE - MARKET		111,650
TOTAL MARKET VALUE		325,764
SOH/AGL Deduction		0
ASSESSED VALUE		325,764
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		274,353
TOTAL JUST VALUE		325,764
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		329,511

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044694	Roof Replacement	10,500	06/16/2022
11095	SFR	330	04/30/1996
10934	M H	125	03/25/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q/U	V/I	RSN CD	SALE PRICE
1522/1873	8/16/2024	WD	Q	I	01	380,000
GRANTOR: JANSEN RICHARD J						
GRANTEE: WATTS DANIEL EUGENE						
1469/99	5/16/2022	WD	Q	I	01	349,900
GRANTOR: HARMON GARY A						
GRANTEE: JANSEN RICHARD J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W77 S32 E77 N32$.

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	100	24	24	1.00	UT	0.00	0.00	100	1996	1996	3	100	1,800	
2	0296	SHED METAL	0	100	12	24	288.00	UT	7.00	7.00	100	2001	2001	3	100	2,016	
3	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1996	1996	3	100	1,200	
4	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	800	
5	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	100	
6	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	100	
7	0255	MBL HOME S	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	300	
8	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	400	
9	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,000	
10	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	400	

LAND DESCRIPTION

TOTAL OB/XF 8,116

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		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	11,000							
2	0000	C	VAC RES	100		A-1	0.00	0.00	9.15	AC		1.00	1.00	1.00	11,000.00	11,000.00	100,650							

REVIEW DATE 03/18/2026 BY KS Total Acres: 10.15 Total Land Value: 111,650 Market: 0 Agricultural: 0 Common: 111,650 PRINTED 11/17/2026 BY SYS