

COMM NW COR, RUN S 2125.45 FT FO
 CONT S 481.36 FT, E E 181.07 FT,
 FT, W 181.07 FT TO POB.

MIRANDA KAREN E
 916 SW MONTANA ST
 FORT WHITE, FL 32038

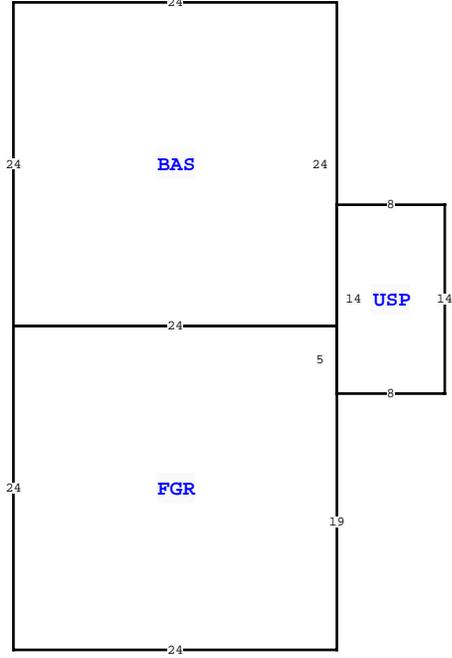
2026

30-6S-16-03999-002



| BUILDING CHARACTERISTICS | | CONSTRUCTION | |
|--------------------------|------------------|---------------|------|
| ELEMENT | CD | | |
| Exterior Wall | 15 | CONC BLOCK | 100 |
| Roof Structur | 03 | GABLE/HIP | 100 |
| Roof Cover | 06 | ASB SHINGL | 100 |
| Interior Wall | 05 | DRYWALL | 100 |
| Interior Floo | 08 | SHT VINYL | 100 |
| Air Condition | 02 | WINDOW | 100 |
| Heating Type | 03 | FORCED AIR | 100 |
| Bedrooms | | 1 | 100 |
| Bathrooms | | 1 | 100 |
| Frame | 01 | NONE | 100 |
| Stories | 1. | 1. | 100 |
| Architectual | 05 | CONV | 100 |
| Units | | 0 | 100 |
| Condition Adj | 02 | 02 | 100 |
| Kitchen Adjus | 01 | 01 | 100 |
| Quality | 04 | 04 | |
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 02 |
| NEIGHBORHOOD/LOC | 30616.00 | 1.00/ | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR |
| BAS | 576 | 100 | |
| FGR | 576 | 55 | |
| USP | 112 | 35 | |
| TOTALS | 1,264 | | 932 |

| MARKET ADJUSTMENTS | | | | | | | | | | | | | |
|---|-----|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|-------|--|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND | | |
| 0100 | 01 | 932 | 94.2552 | 107.45 | 100,143 | 1995 | 1995 | 0 | 0 | 0 | 35.00 | 65.00 | |
| 2 SINGLE FAM 0% - 0 Heated Area: 576 HX Base Yr | | | | | | | | | | | | | |



| COLUMBIA COUNTY PROPERTY | | PAGE 1 of 1 | 3 |
|---------------------------|-----------|-------------|----------|
| VALUATION SUMMARY | | | |
| VALUATION BY | | | STANDARD |
| Tax Group: 3 | Tax Dist: | | |
| BUILDING MARKET VALUE | | | 65,093 |
| TOTAL MARKET OB/XF VALUE | | | 5,006 |
| TOTAL LAND VALUE - MARKET | | | 32,000 |
| TOTAL MARKET VALUE | | | 102,099 |
| SOH/AGL Deduction | | | 0 |
| ASSESSED VALUE | | | 102,099 |
| TOTAL EXEMPTION VALUE | | | 0 |
| BASE TAXABLE VALUE | | | 102,099 |
| TOTAL JUST VALUE | | | 102,099 |
| NCON VALUE | | | 0 |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | | 96,960 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|--------|------------|
| 8340 | SFR | 18,000 | 05/04/1994 |

| SALES DATA | | | | | | |
|-------------------------------|------------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 1224/1918 | 11/07/2011 | WD | U | I | 11 | 100 |
| GRANTOR: JOHN R BLAINE JR | | | | | | |
| GRANTEE: JOHN R BLAINE JR (L) | | | | | | |

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

| BUILDING NOTES | |
|--|--|
| BUILDING DIMENSIONS | |
| BAS= W24 S24 FGR= S24 E24 N19 USP= E8 N14 W8 S14\$ N5 W24\$ E24 N24\$. | |

| 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 | 0294 | SHED WOOD/ | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 1995 | 1995 | 3 | 100 | 1,000 | |
| 2 | 0060 | CARPORT F | 0 | 0 | 20 | 30 | 600.00 | UT | 5.00 | 5.00 | 70 | 1993 | 1993 | 3 | 70 | 2,100 | |
| 3 | 0060 | CARPORT F | 0 | 0 | 20 | 21 | 420.00 | UT | 5.00 | 5.00 | 70 | 1993 | 1993 | 3 | 70 | 1,470 | |
| 4 | 0070 | CARPORT UF | 0 | 0 | 10 | 16 | 160.00 | UT | 3.00 | 3.00 | 70 | 1993 | 1993 | 3 | 70 | 336 | |
| 5 | 0040 | BARN, POLE | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2008 | 2008 | 3 | 100 | 50 | |
| 6 | 0040 | BARN, POLE | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2008 | 2008 | 3 | 100 | 50 | |
| TOTAL OB/XF 5,006 | | | | | | | | | | | | | | | | | |

| LAND DESCRIPTION | | | | | | | | | | | | | | | | | | | | | | | | |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|----------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| 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 | 0 | | A-1 | 0.00 | 0.00 | 2.00 | AC | | 1.00 | 1.00 | 1.00 | 16,000.00 | 16,000.00 | 32,000 | | | | | | | |