

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.

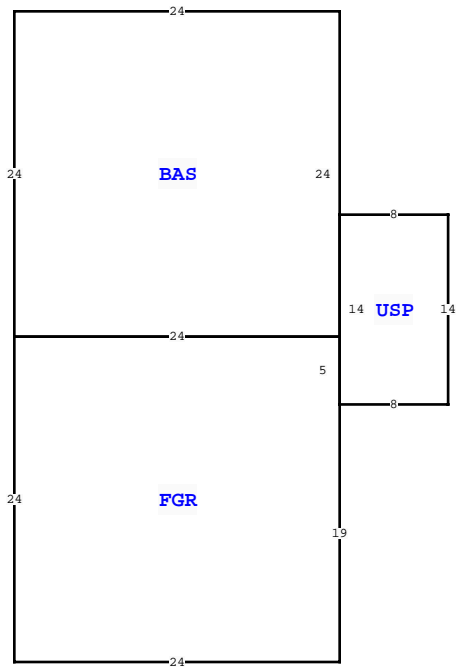
MIRANDA KAREN E
 916 SW MONTANA ST
 FORT WHITE, FL 32038

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		
2	SINGLE FAM	0%	0		98,391	1995	1995		0	0	35.00	65.00	
Heated Area: 576 HX Base Yr													



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			63,954
TOTAL MARKET OB/XF VALUE			5,006
TOTAL LAND VALUE - MARKET			32,000
TOTAL MARKET VALUE			100,960
SOH/AGL Deduction			0
ASSESSED VALUE			100,960
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			100,960
TOTAL JUST VALUE			100,960
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	

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