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

2027

30-6S-16-03999-002

BUILDING CHARACTERISTICS

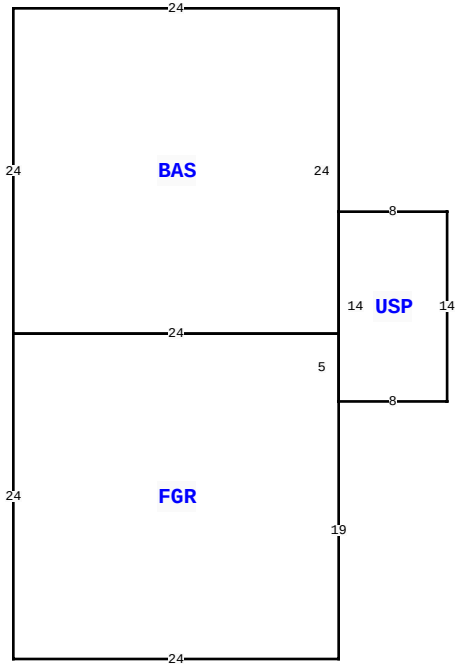
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	06	ASB SHINGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		1 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	576	100		576	38,818
FGR	576	55		317	21,364
USP	112	35		39	2,629
TOTALS	1,264			932	62,810

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	103.68	96,630	1995	1995	0	0	0	35.00	65.00

2 SINGLE FAM 0% - 0 Heated Area: 576 HX Base Yr



331 SW ILLINOIS ST, 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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	62,810
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	32,000
TOTAL MARKET VALUE	94,810
SOH/AGL Deduction	0
ASSESSED VALUE	94,810
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	94,810
TOTAL JUST VALUE	94,810
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	95,954

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

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 S24 FGR= S24 E24 N19 USP= E8 N14 W8 S14$ N5 W24$ E24 N24$.

LAND DESCRIPTION

TOTAL OB/XF 0

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	2.00	AC		1.00	1.00	1.00	16,000.00	16,000.00	32,000							

REVIEW DATE 05/21/2026 BY JB Total Acres: 2.00 Total Land Value: 32,000 Market: 0 Agricultural: 0 Common: 32,000 PRINTED 11/17/2026 BY SYS