COMM NW COR OF NW1/4, RUN E 410. CONT E 410.78 FT, S 529.21 FT, W 530.37 FT TO POB. (LOT 1B) ALSO

ALEXANDER CHRISTOPHER LEE/ALEXANDER JOHNNIE W
608 SW ROBERTS AVE
FORT WHITE, FL 32038

2027

30-6S-16-03999-008

BUILDING CHARACTERISTICS

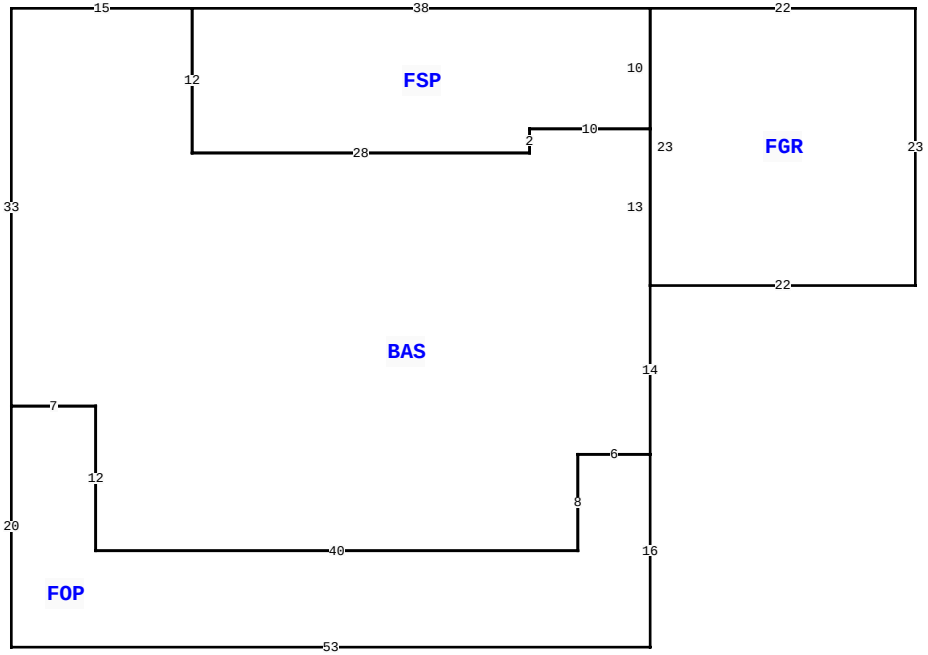
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2.5 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
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	1,817	100		1,817	188,377
FGR	506	55		278	28,822
FOP	556	30		167	17,313
FSP	436	40		174	18,039
TOTALS	3,315			2,436	252,552

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,436	129.1070	142.02	345,961	1998	1998	0	0	0	27.00	73.00

1 SINGLE FAM 100% - 2018 Heated Area: 1817 HX Base Yr 2018



608 SW ROBERTS AVE, FORT WHITE

BLD DATE		LGL DATE	05/06/2026 MLU
XF DATE		LAND DATE	
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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1998	1998	3	100	1,200	
2	0166	CONC,PAVMT	0	100	17	18	306.00	UT	1.50	1.50	100	1998	1998	3	100	459	
3	0031	BARN,MT AE	0	100	30	24	1.00	UT	0.00	0.00	100	2008	2008	3	100	8,640	
4	0166	CONC,PAVMT	0	100	10	24	240.00	UT	3.00	3.00	100	2008	2008	3	100	720	
5	0261	PRCH, UOP	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2026	2025		100	1,000	
6	0081	DECKING WI	0	100	0	0	1.00	UT	3,000.00	3,000.00	100	2026	2025		100	3,000	
7	0252	LEAN-TO W/	0	100	0	0	1.00	UT	500.00	500.00	100	2026	2025		100	500	
8	0294	SHED WOOD/	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2026	2025		100	6,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	252,552
TOTAL MARKET OB/XF VALUE	21,519
TOTAL LAND VALUE - MARKET	110,000
TOTAL MARKET VALUE	384,071
SOH/AGL Deduction	122,412
ASSESSED VALUE	261,659
TOTAL EXEMPTION VALUE	HX HB 13 261,659
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	384,071
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	388,659

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050368	Solar Power Syste	80,731	07/17/2024
32953	REMODEL	360	05/07/2015
13853	SFR	290	04/07/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1346/0553	10/13/2017	WD	U	I	11	100
GRANTOR: CHRISTOPHER ALEXANDER						
GRANTEE: CHRISTOPHER ALEXAND						
1297/1025	7/02/2015	QC	U	I	11	100
GRANTOR: JOHNNIE W ALEXANDER J						
GRANTEE: CHRISTOPHER ALEXAND						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W15 S33 FOP= S20 E53 N16 W6 S8 W40 N12 W7$ E7 S12 E40 N8 E6 N14 FGR= E22 N23 W22 S23$ N13 FSP= N10 W38 S12E28 N2 E10$ W10 S2 W28 N12$.

LAND DESCRIPTION

TOTAL OB/XF 21,519

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	10.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	110,000							

REVIEW DATE 05/27/2026 BY JB Total Acres: 10.00 Total Land Value: 110,000 Market: 0 Agricultural: 0 Common: 110,000 PRINTED 11/17/2026 BY SYS