

LOT 26 SASSAFRAS ACRES S/D.  
481-79, DC 950-1720, WD 1082-  
2485 & WD 1242-343, CT 1376-

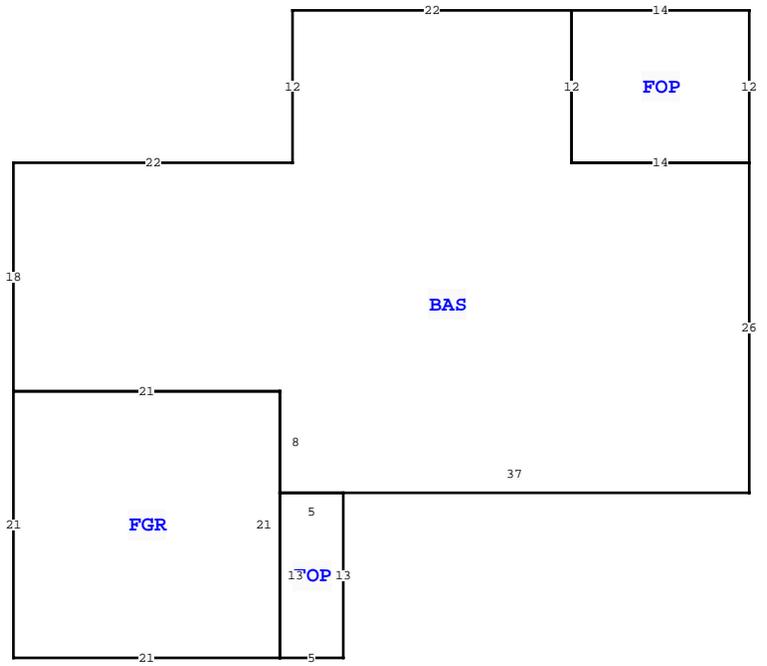
DURWARD KYLE  
154 SW FOX PL  
FORT WHITE, FL 32038-2420

**2026**

30-7S-17-10068-026  


BUILDING CHARACTERISTICS		CONSTRUCTION			
ELEMENT	CD				
Exterior Wall	17	MSNRY STUC	100		
Roof Structur	08	IRREGULAR	100		
Roof Cover	14	PREFIN MT	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	13	LAM/VNLPLK	90		
Interior Floor	15	HARDTILE	10		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		2	100		
Bathrooms		2	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	05	05			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA	02		
NEIGHBORHOOD/LOC	30717.040	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,604	100		1,604	141,961
FGR	441	55		243	21,507
FOP	65	30		20	1,770
FOP	168	30		50	4,425
TOTALS	2,278			1,917	169,662

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100% - 2020									
			Heated Area: 1604								
				HX Base Yr 2020							



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE			169,662	
TOTAL MARKET OB/XF VALUE			1,670	
TOTAL LAND VALUE - MARKET			26,100	
TOTAL MARKET VALUE			197,432	
SOH/AGL Deduction			64,601	
ASSESSED VALUE			132,831	
TOTAL EXEMPTION VALUE	HX HB		51,411	
BASE TAXABLE VALUE			81,420	
TOTAL JUST VALUE			197,432	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			191,632	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1385/1065	4/22/2019	WD	U	I	12	110,100
GRANTOR: JPMORGAN CHASE BANK,						
GRANTEE: KYLE DURWARD						
1376/1374	1/02/2019	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: JPMORGAN CHASE BANK						

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/08/2026	MLU

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	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	820	
2	0120	CLFENCE	4	0	100	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	600	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	1,000.00	1,000.00	25	2013	2013	3	25	250	

BUILDING NOTES	
BAS= W22 S12 W22 S18 FGR= S21 E21 N21 W21\$ E21 S8 FOP= S13 E5 N13 W5\$ E37 N26 FOP= N12 W14 S12 E14\$ W14 N12\$.	

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	100		00	0.00	0.00	1.45	AC		1.00	1.00	1.00	18,000.00	18,000.00	26,100							