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

2027

30-7S-17-10068-026

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 90
Interior Floo	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

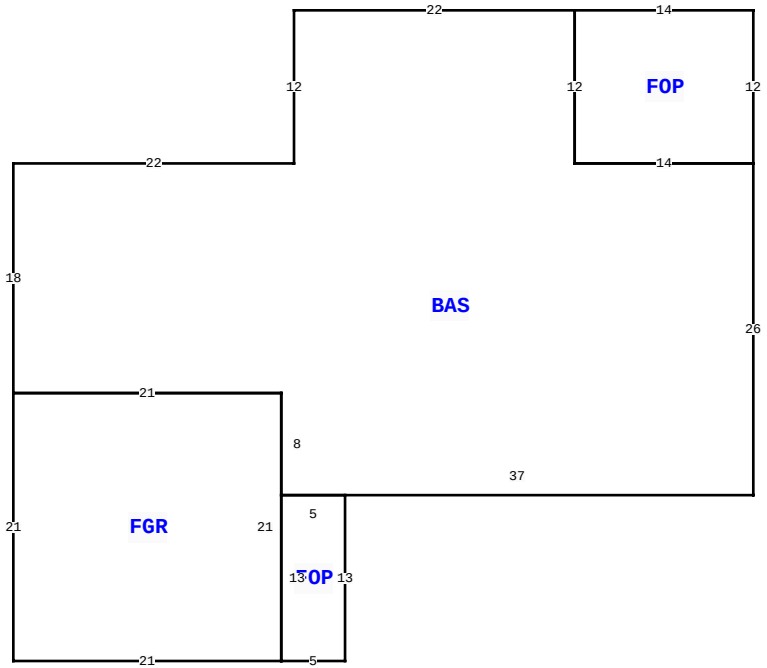
NEIGHBORHOOD/LOC 30717.040 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,604	100		1,604	139,427
FGR	441	55		243	21,122
FOP	65	30		20	1,739
FOP	168	30		50	4,347
TOTALS	2,278			1,917	166,634

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,917	121.5720	133.73	256,360	1986	1986	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2020 Heated Area: 1604 HX Base Yr 2020



154 SW FOX PL, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 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
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	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	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		166,634
TOTAL MARKET OB/XF VALUE		1,670
TOTAL LAND VALUE - MARKET		26,100
TOTAL MARKET VALUE		194,404
SOH/AGL Deduction		57,588
ASSESSED VALUE		136,816
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		85,405
TOTAL JUST VALUE		194,404
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		197,432

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						

BUILDING NOTES

BUILDING DIMENSIONS

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 1,670

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

REVIEW DATE 01/30/2018 BY DF Total Acres: 1.45 Total Land Value: 26,100 Market: 0 Agricultural: 0 Common: 26,100 PRINTED 11/17/2026 BY SYS