

COMM SW COR, N 1764.53 FT FOR PO
 N 880.62 FT, E 1485.25 FT TO W L
 FE PLANTATIONS S/D, S 875.96 FT,

KING TRAVIS DAVID/KIND SUZANNE
 1034 SW COUNTY RD 138
 FORT WHITE, FL 32038

2026

30-7S-17-10069-003


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY											
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1											
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND										
																				VALUATION BY STANDARD Tax Group: 3 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 209,440 TOTAL MARKET VALUE 8,396 SOH/AGL Deduction 0 ASSESSED VALUE 8,396 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 8,396 TOTAL JUST VALUE 209,440 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 179,520											
DOR CODE		6200 PASTURE CLS33																		PERMIT NUM DESCRIPTION AMT ISSUED SALES DATA OFF RECORD Number DATE TYPE INST Q / V / RSN SALE PRICE 1512/611 4/10/2024 WD Q V 01 299,143 GRANTOR: SIMMS DALE GRANTEE: KING TRAVIS DAVID 1507/1822 2/07/2024 PB U V 18 0 GRANTOR: FRANKENHAUSER DONNA K GRANTEE: SIMMS DALE											
MAP NUM		30717.00 1.00/																		BUILDING NOTES BUILDING DIMENSIONS											
NEIGHBORHOOD/LOC																															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																										
TOTALS																															
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															
																	BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/07/2026 MLU														
																	TOTAL OB/XF 0														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV							
1	5600	A	TIMBER 3	0		A-1	0.00	0.00	18.25	AC		1.00	1.00	1.00	281.00	281.00	5,128														
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	11.67	AC		1.00	1.00	1.00	280.00	280.00	3,268														
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	29.92	AC		1.00	1.00	1.00	7,000.00	7,000.00	209,440														
REVIEW DATE		05/07/2026		BY	MLU		Total Acres: 29.92		Total Land Value: 8,396		Market: 209,440		Agricultural: 8,396		Common: 0		PRINTED 05/12/2026 BY SYS														