AKA LOT 7 PINE HILLS S/D UNR: CO
RUN W 41.10 FT FOR POB, RUN S 69
W 648.73 FT, N 695.05 FT, E 644.

WOLFE CHRISTOPHER/WOLFE STEPHANIE K
1939 QUAIL RIDGE COURT #304
COCOA, FL 32926

2026

31-5S-16-03744-207

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

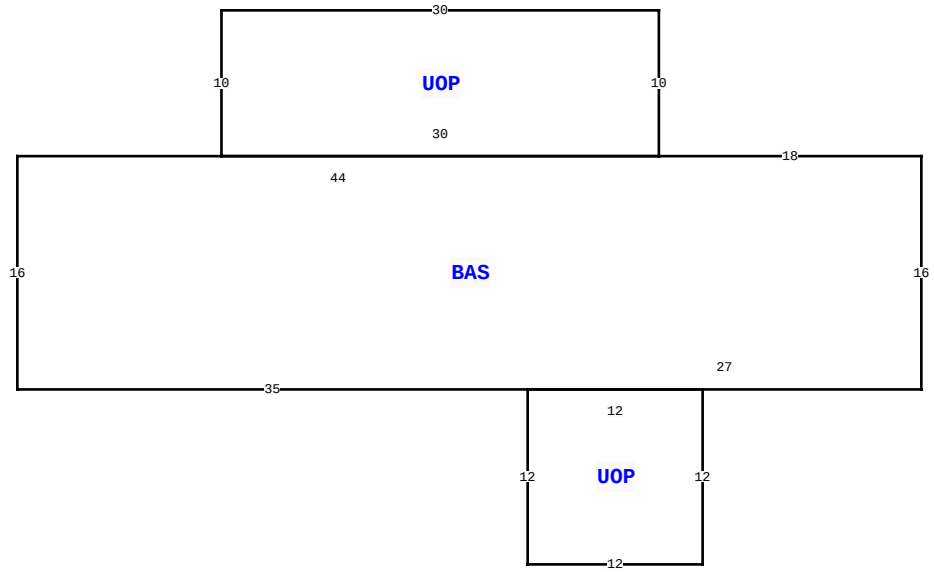
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	31516.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	992	100		992	91,410
UOP	144	25		36	3,317
UOP	300	25		75	6,912
TOTALS	1,436			1,103	101,639

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,103	116.7000	109.70	120,999	2018	2017	0	0	0	16.00	84.00

1 MANUF 1 0% - 0 Heated Area: 992 HX Base Yr



664 SW DREW FEAGLE AVE, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		128,231
TOTAL MARKET OB/XF VALUE		34,005
TOTAL LAND VALUE - MARKET		137,970
TOTAL MARKET VALUE		231,766
SOH/AGL Deduction		2,991
ASSESSED VALUE		228,775
TOTAL EXEMPTION VALUE	VX	5,000
BASE TAXABLE VALUE		223,775
TOTAL JUST VALUE		300,206
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		302,626

PERMIT NUM	DESCRIPTION	AMT	ISSUED
35700	M H	397	08/16/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1396/1115	10/14/2019	WD	U	I	37	40,000
GRANTOR: ROBERT CHRISTENSEN						
GRANTEE: CHRISTOPHER & STEPH						
1340/2648	7/18/2017	QC	U	V	11	100
GRANTOR: DEAS-BULLARD PROPERTI						
GRANTEE: CHRISTOPHER & STEPH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W18 UOP= N10 W30 S10 E30$ W44 S16 E35 UOP= S12 E12 N12 W12$ E27 N16$.

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	0060	CARPORT F	0	0	0	0	1.00	UT	0.00	0.00	100	2020	2020	3	100	2,500	
2	0031	BARN,MT AE	0	0	24	50	1,200.00	UT	11.00	11.00	100	2020	2020	3	100	13,200	
3	0251	LEAN TO W/	0	0	12	50	600.00	UT	3.50	3.50	100	2020	2020	3	100	2,100	
4	0060	CARPORT F	0	0	18	35	630.00	UT	3.50	3.50	100	2020	2020	3	100	2,205	
5	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
6	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 34,005

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	0200	C	MBL HM	0		A-1	0.00	0.00	2.31	AC		1.00	1.00	1.00	9,000.00	9,000.00	20,790							
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	8.00	AC		1.00	1.00	1.00	445.00	445.00	3,560							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	8.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	72,000							
4	0200	C	MBL HM	0			0.00	0.00	5.02	AC		1.00	1.00	1.00	9,000.00	9,000.00	45,180							

REVIEW DATE 03/25/2026 BY AJ Total Acres: 15.33 Total Land Value: 69,530 Market: 72,000 Agricultural: 3,560 Common: 65,970 PRINTED 06/08/2026 BY SYS

AKA LOT 7 PINE HILLS S/D UNR: CO
RUN W 41.10 FT FOR POB, RUN S 69
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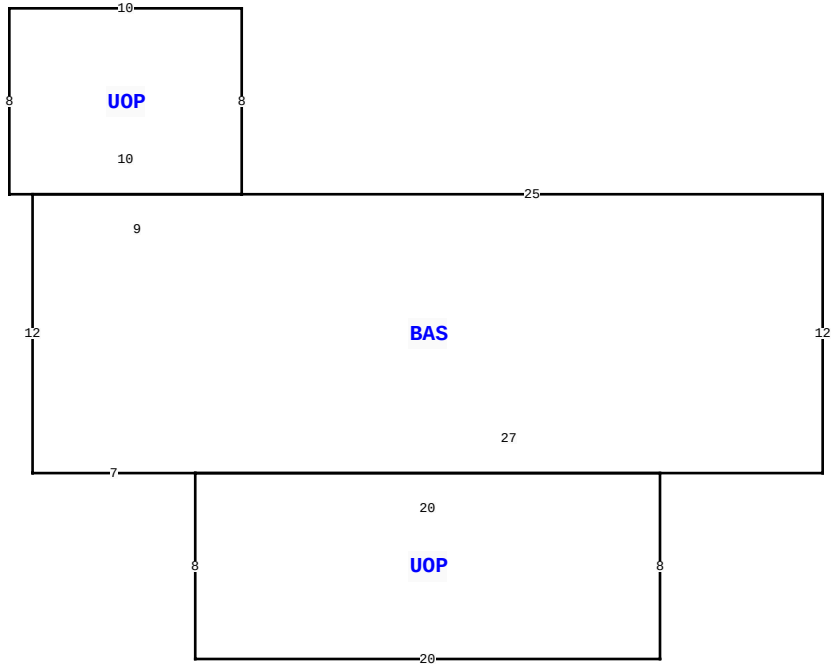
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	31516.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	408	100		408	23,183
UOP	80	25		20	1,136
UOP	160	25		40	2,273
TOTALS	648			468	26,592

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	468	109.9000	103.31	48,349	2006	2006	0	0	0	45.00	55.00

2 MANUF 1 0% - 0 Heated Area: 408 HX Base Yr



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PREVIOUS YEAR MKT VALUE		302,626

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1340/2648	7/18/2017	QC	U	V	11	100
GRANTOR: DEAS-BULLARD PROPERTI						
GRANTEE: CHRISTOPHER & STEPH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W25 UOP= N8 W10 S8 E10$ W9 S12 E7 UOP= S8 E20 N8 W20$
E27 N12$.

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

LAND DESCRIPTION

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	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

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