COMM SW COR OF SEC, RUN N 1385.2
FT FOR POB CONT E'LY ALONG N R/W
N 7 DG E 740.66 FT, N 3 DG E 217

ROYCE FREDERICK/ROYCE ESTELA
435 SW LEGREE TER
FORT WHITE, FL 32038

2027

31-6S-17-09818-002

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	21	STONE 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 02

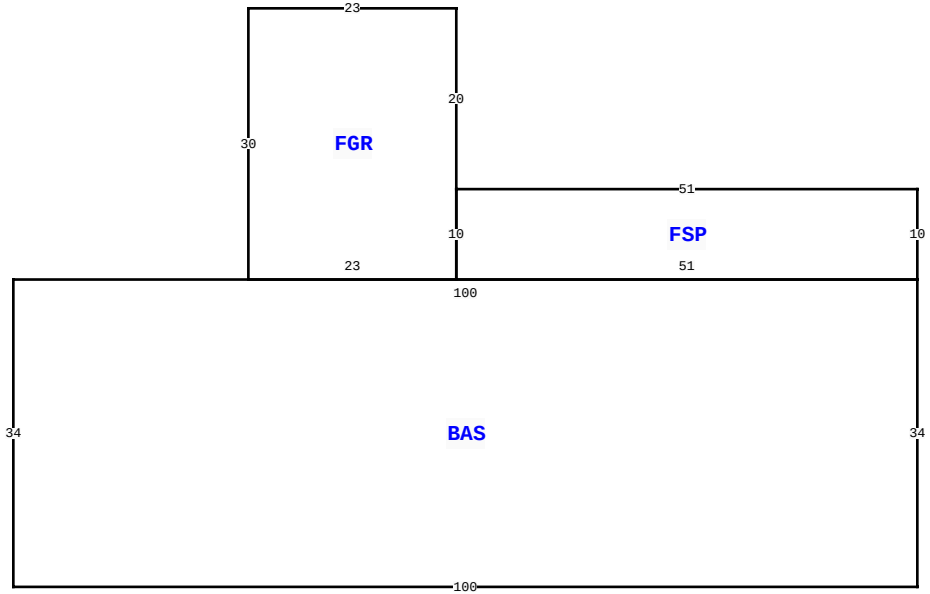
NEIGHBORHOOD/LOC 31617.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,400	100		3,400	226,149
FGR	690	55		380	25,275
FSP	510	40		204	13,569
TOTALS	4,600			3,984	264,994

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,984	93.0240	102.33	407,683	1980	1980	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2014 Heated Area: 3400 HX Base Yr 2014



435 SW LEGREE TER, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
2	0280	POOL R/CON	0	100	32	16	512.00	UT	35.00	35.00	100	1980	1980	3	40	7,168	
3	0011	BARN,BLK A	0	100	39	64	2,496.00	UT	12.00	12.00	70	0	0	3	70	20,966	
4	0031	BARN,MT AE	0	100	24	24	576.00	UT	10.00	10.00	75	0	0	3	75	4,320	
5	0282	POOL ENCL	0	100	0	0	1,000.00	UT	15.00	15.00	100	1980	1980	3	40	6,000	
6	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200	
7	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	600	
8	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	2,800	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		264,994
TOTAL MARKET OB/XF VALUE		44,054
TOTAL LAND VALUE - MARKET		292,680
TOTAL MARKET VALUE		601,728
SOH/AGL Deduction		229,011
ASSESSED VALUE		372,717
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		321,306
TOTAL JUST VALUE		601,728
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		606,544

SALE:1:1: THIS SALE NEEDS CHECKING-TOO HIGH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055586	Roof Replacement	24,500	05/01/2026
30798	MAINT/ALTR	65	02/22/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1245/0655	11/21/2012	WD	U	I	12	240,000
GRANTOR: T D BANK NA						
GRANTEE: FREDERICK & ESTELA						
1214/0035	5/02/2011	CT	U	I	18	100
GRANTOR: CLERK OF COURT (MISAE						
GRANTEE: T D BANK NA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W100 S34 E100 N34$ FSP= N10 W51 FGR= N20 W23 S30 E23 N10$ S10 E51$.

LAND DESCRIPTION

TOTAL OB/XF 44,054

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	48.78	AC		1.00	1.00	1.00	6,000.00	6,000.00	292,680							

REVIEW DATE 10/19/2017 BY DF Total Acres: 48.78 Total Land Value: 292,680 Market: 0 Agricultural: 0 Common: 292,680 PRINTED 11/17/2026 BY SYS