LOT 23 TURKEY HAVEN S/D UNREC:
COMM NE COR OF NW1/4, RUN S
715.72 FT, W 652.83 FT FOR

COLON ANGEL L/COLON MARIE A
412 SW FENTON GLN
FORT WHITE, FL 32038

2027

32-5S-16-03737-123

BUILDING CHARACTERISTICS

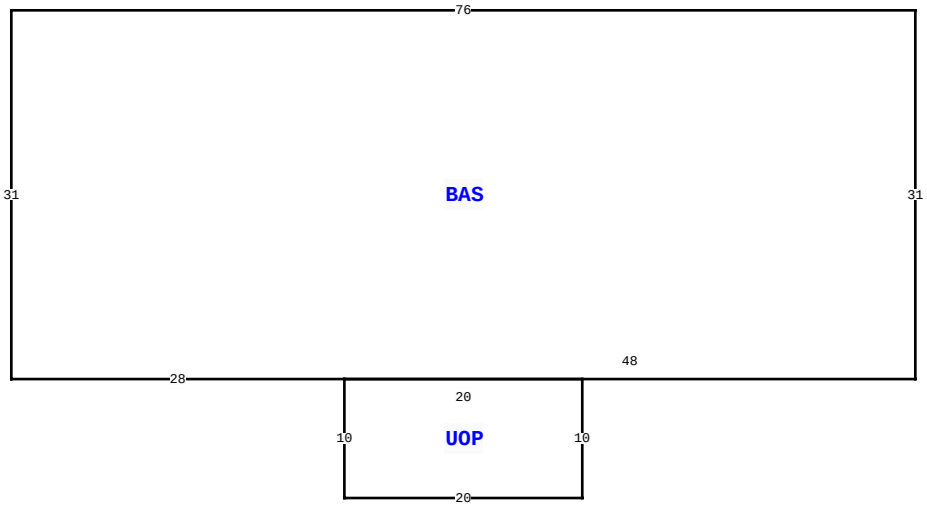
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Stories	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	29516.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,356	100		2,356	142,084
UOP	200	25		50	3,016
TOTALS	2,556			2,406	145,100

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,406	117.9000	109.65	263,818	2004	2004	0	0	0	45.00	55.00

1 MANUF 1 100% - 2005 Heated Area: 2356 HX Base Yr 2005



412 SW FENTON GLN, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 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	0296	SHED METAL	0	100	10	20	200.00	UT	5.00	5.00	100	2004	2004	3	100	1,000	
2	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	200	
3	0262	PRCH,FOP	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,400	
4	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2014	2014	3	100	1,200	
5	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
6	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	200	
7	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	200	
8	0030	BARN,MT	0	100	24	30	1.00	UT	8,000.00	8,000.00	100	2026	2025		100	8,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		145,100
TOTAL MARKET OB/XF VALUE		19,200
TOTAL LAND VALUE - MARKET		110,330
TOTAL MARKET VALUE		178,150
SOH/AGL Deduction		79,919
ASSESSED VALUE		98,231
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		46,820
TOTAL JUST VALUE		274,630
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		276,191

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21792	M H	357	04/27/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1016/0279	5/11/2004	WD	U	V		30,300
GRANTOR: BKL PARTNERSHIP						
GRANTEE: ANGEL & MARIE COLON						
0980/1018	4/01/2003	WD	U	V		30,300
GRANTOR: BKL PARTNERSHIP						
GRANTEE: ANGEL & MARIE COLON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S31 E28 UOP= S10 E20 N10 W20$ E48 N31$.

LAND DESCRIPTION

TOTAL OB/XF 19,200

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	100		A-1	0.00	0.00	1.03	AC		1.00	1.00	1.00	11,000.00	11,000.00	11,330							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	9.00	AC		1.00	1.00	1.00	280.00	280.00	2,520							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	9.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	99,000							

REVIEW DATE 08/05/2026 BY JB Total Acres: 10.03 Total Land Value: 13,850 Market: 99,000 Agricultural: 2,520 Common: 11,330 PRINTED 11/17/2026 BY SYS