LOT 23 FORT WHITE STATION S/D.
666-262, 701-276, 829-2186, WD 1

DICKHAUT RACHEL MARIE
288 SW CABOOSE DR
FORT WHITE, FL 32038

2027

34-6S-16-04059-123

BUILDING CHARACTERISTICS

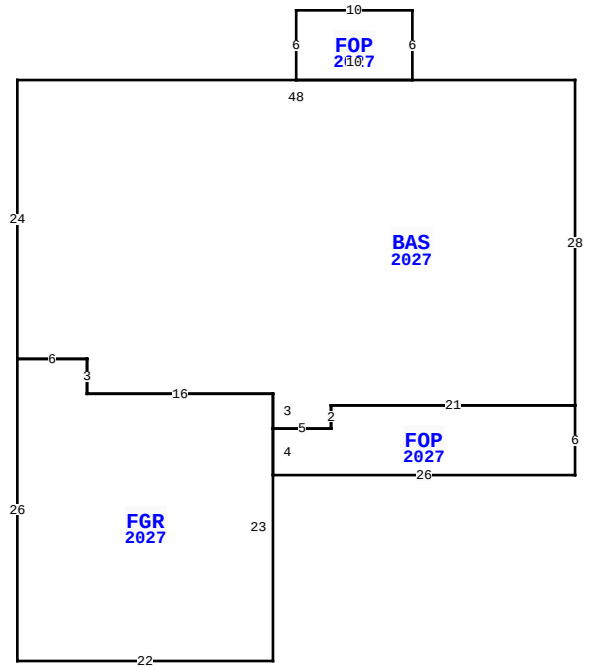
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	34616.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,314	100	2027	1,314	164,565
FGR	524	55	2027	288	36,069
FOP	60	30	2027	18	2,254
FOP	146	30	2027	44	5,511
TOTALS	2,044			1,664	208,399

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,664	113.8500	125.24	208,399	2026	2026	0	0	0	-1.00	100.00

1 SINGLE FAM 0% - 2027 Heated Area: 1314 HX Base Yr



288 SW CABOOSE DR, 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	0	0	0	460.00	UT	3.50	3.50	100	2027	2026		100	1,610	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	208,399
TOTAL MARKET OB/XF VALUE	1,610
TOTAL LAND VALUE - MARKET	24,000
TOTAL MARKET VALUE	234,009
SOH/AGL Deduction	5,850
ASSESSED VALUE	228,159
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	228,159
TOTAL JUST VALUE	234,009
NCON VALUE	210,009
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	24,000

SALE:2:1: INCLUDED LOT 24

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054064	New Residential C	190,000	09/16/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1570/2119	6/17/2026	WD	Q	V	01	292,000
GRANTOR: TERRY CRAIG A						
GRANTEE: DICKHAUT RACHEL MAR						
1417/2464	8/18/2020	WD	Q	V	05	28,600
GRANTOR: WAYNE D HARPER & HILA						
GRANTEE: CRAIG A & LISA G TE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2027;ORIG=80,10] W48 S24 E6 S3 E16 S3 E5 N2 E21 N28 $
FGR=[YR=2027;ORIG=54,37] W16 N3 W6 S26 E22 N23 $
FOP=[YR=2027;ORIG=80,38] W21 S2 W5 S4 E26 N6 $
FOP=[YR=2027;ORIG=56,4] E10 S6 W10 N6 $
.

LAND DESCRIPTION

TOTAL OB/XF 1,610

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	0		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	24,000.00	24,000.00	24,000							

REVIEW DATE 10/20/2026 BY TP Total Acres: 0.50 Total Land Value: 24,000 Market: 0 Agricultural: 0 Common: 24,000 PRINTED 11/17/2026 BY SYS