

LOT 27 FORT WHITE STATION S/D.
666-262, WD 1009-1613, QC 1045-6

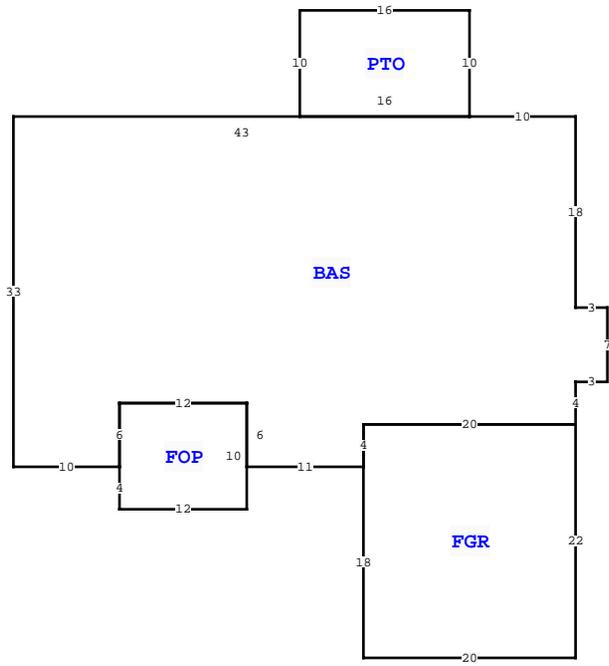
MALZAHN CRAIG A/MALZAHN TARA L
317 SW CABOOSE DR
FORT WHITE, FL 32038

2026

34-6S-16-04059-127
VALUATION SUMMARY PAGE 1 of 1

ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
32	HARDIE BRD 100				
08	IRREGULAR 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
14	CARPET 50				
15	HARDTILE 50				
03	CENTRAL 100				
04	AIR DUCTED 100				
	3 100				
	2 100				
	WOOD FRAME 100				
1.	1. 100				
05	CONV 100				
	0 100				
03	03 100				
01	01 100				
05	05				
0100	SINGLE FAMILY				
			02		
		34616.010	1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,618	100		1,618	171,650
FGR	440	55		242	25,674
FOP	120	30		36	3,819
PTO	160	5		8	849
TOTALS	2,338			1,904	201,991

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,904	116.3250	132.61	252,489	2005	2005	0	0	20.00	80.00
1 SINGLE FAM 100% - 2019 Heated Area: 1618 HX Base Yr 2019											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			201,991
TOTAL MARKET OB/XF VALUE			7,256
TOTAL LAND VALUE - MARKET			24,000
TOTAL MARKET VALUE			233,247
SOH/AGL Deduction			73,978
ASSESSED VALUE			159,269
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			107,858
TOTAL JUST VALUE			233,247
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			223,179

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052785	Roof Replacement	15,013	04/02/2025
23288	SFR	416	06/20/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1365/1827	7/16/2018	WD Q	Q	I	01	172,000
GRANTOR: JEFFREY R RAGANS						
GRANTEE: CRAIG A & TARA L MA						
1261/2519	9/24/2013	WD Q	Q	I	01	127,500
GRANTOR: JERRY L & SANDRA L CA						
GRANTEE: JEFFREY R RAGANS (S)						

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
1	0166	CONC, PAVMT	0	100	0	2,588.00	UT	2.00	2.00	100	2005	2005	3	100	5,176	
2	0294	SHED WOOD/	0	100	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	1,200	
3	0120	CLFENCE	4	0	100	200.00	UT	5.50	5.50	80	2010	2010	3	80	880	

TOTAL OB/XF												7,256												
LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	24,000.00	24,000.00	24,000							

LAND DESCRIPTION												TOTAL OB/XF				7,256								
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1	0100	C	SFR	100		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	24,000.00	24,000.00	24,000							