LOT 7 FORT WHITE OAKS S/D & LOTS
WHITE OAKS S/D.

MOSER MARTIN R/MOSER MARY K
198 SW DEPOT WAY
FORT WHITE, FL 32038-3441

2027

34-6S-16-04059-507

BUILDING CHARACTERISTICS

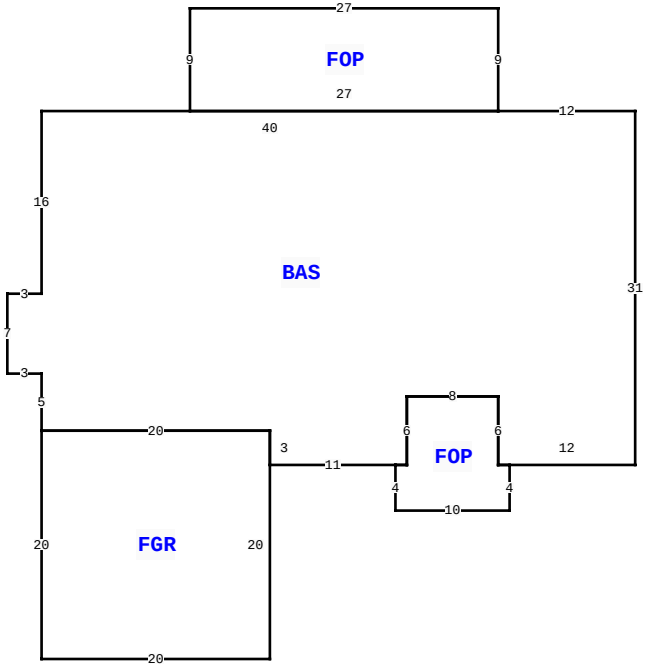
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 90
Interior Floo	14	CARPET 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 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	34616.060	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,525	100		1,525	173,777
FGR	400	55		220	25,070
FOP	88	30		26	2,962
FOP	243	30		73	8,318
TOTALS	2,256			1,844	210,127

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,844	129.4920	142.44	262,659	2005	2005	0	0	0	20.00	80.00

1 SINGLE FAM 100% - 2020 Heated Area: 1525 HX Base Yr 2020



198 SW DEPOT WAY, 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	100	0	0	988.00	UT	2.50	2.50	100	2005	2005	3	100	2,470	
2	0166	CONC,PAVMT	0	100	4	31	124.00	UT	2.50	2.50	100	2005	2005	3	100	310	
3	0166	CONC,PAVMT	0	100	4	24	96.00	UT	2.25	2.25	100	2010	2010	3	100	216	
4	0296	SHED METAL	0	100	24	30	720.00	UT	12.00	12.00	100	2010	2010	3	100	8,640	
5	0280	POOL R/CON	0	100	16	32	512.00	UT	70.00	70.00	100	2016	2016	3	82	29,389	
6	0282	POOL ENCL	0	100	0	0	1.00	UT	15,000.00	15,000.00	100	2026	2025		95	14,250	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		210,127
TOTAL MARKET OB/XF VALUE		55,275
TOTAL LAND VALUE - MARKET		99,000
TOTAL MARKET VALUE		364,402
SOH/AGL Deduction		203,875
ASSESSED VALUE		160,527
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		104,116
TOTAL JUST VALUE		364,402
NCON VALUE		6,417
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		361,688

SALE:9:1: LOT 34 FORT WHITE STATION
SALE:3:1: 5 LOTS - 5 PRCLS
SALE:1:1: 5 LOTS - 5 PRCLS

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000056502	Roof Replacement	14,250	09/03/2026
000051281	Roof Replacement	17,900	10/25/2024
000042166	Screen Enclosure	12,000	06/17/2021
34144	POOL	200	06/16/2016
28302	STORAGE	45	01/04/2010
22456	SFR	387	11/04/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1477/353	10/05/2022	LE	U	I	14	100
GRANTOR: MOSER MARTIN R						
GRANTEE: MOSER MARTIN R (ENH						
1379/2445	3/05/2019	WD	Q	I	01	236,000
GRANTOR: PHILLIP & STEPANIE GR						
GRANTEE: MARTIN R & MARY K M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 FOP= N9 W27 S9 E27$ W40 S16 W3 S7 E3 S5 FGR= S20 E20 N20 W20$ E20 S3 E11 FOP= S4 E10 N4 W1 N6 W8 S6 W1$ E1 N6 E8 S6 E12 N31$.

LAND DESCRIPTION

TOTAL OB/XF 55,275

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		00	0.00	0.00	1.00	LT		1.00	1.00	1.50	22,000.00	33,000.00	33,000							
2	0000	C	VAC RES	100		00	0.00	0.00	3.00	LT		1.00	1.00	1.00	22,000.00	22,000.00	66,000							

REVIEW DATE 05/27/2026 BY NH Total Acres: 2.75 Total Land Value: 99,000 Market: 0 Agricultural: 0 Common: 99,000 PRINTED 11/17/2026 BY SYS