COMM AT SE COR OF SW1/4 OF SE 1/
RUN N 56.40 FT FOR POB CONT N 11
W 202.32 FT, N 667 FT, W 570 FT,

SUTTON EUGENE/SUTTON SUSAN
306 SW TRAVER CT
FORT WHITE, FL 32038

2027

34-6S-16-04065-004

BUILDING CHARACTERISTICS

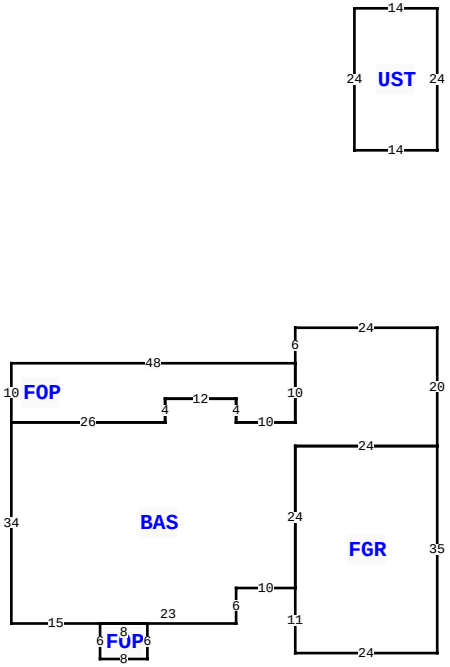
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	06	06
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	34616.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,100	100		2,100	230,658
FGR	840	55		462	50,744
FOP	48	30		14	1,538
FOP	432	30		130	14,279
UST	336	45		151	16,586
TOTALS	3,756			2,857	313,804

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,857	109.7250	120.70	344,840	2016	2016	0	0	0	9.00	91.00

1 SINGLE FAM 100% - 2017 Heated Area: 2100 HX Base Yr 2017



306 SW TRAVER CT, FORT WHITE

BLD DATE		LGL DATE	05/06/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	313,804
TOTAL MARKET OB/XF VALUE	15,934
TOTAL LAND VALUE - MARKET	118,250
TOTAL MARKET VALUE	342,951
SOH/AGL Deduction	101,590
ASSESSED VALUE	241,361
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	189,950
TOTAL JUST VALUE	447,988
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	453,682

PERMIT NUM	DESCRIPTION	AMT	ISSUED
33392	SFR	969	09/23/2015
28207	TR/TRAILER	189	11/12/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1165/1495	1/05/2009	WD	Q	V	01	77,000
GRANTOR: JOSEPH M & SHARON I F						
GRANTEE: EUGENE & SUSAN SUTT						
1131/0410	9/11/2007	WD	Q	V		77,285
GRANTOR: AARON R YOUNG						
GRANTEE: JOSEPH M & SHARON I						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 S6 FOP= W48 S10 E26 N4 E12 S4 E10 N10$ S10 W10 N4 W12 S4 W26 S34 E15 FOP= S6 E8 N6 W8$ E23 N6 E10 FGR= S11 E24 N35 W24 S24$ N24 E24 N20$ PTR= N30 UST= N24 W14 S24 E14$ S30$.

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	0060	CARPORT F	0	100	18	18	324.00	UT	3.50	3.50	100	2015	2015	3	100	1,134	
2	0294	SHED WOOD/	0	100	20	20	400.00	UT	10.00	10.00	100	2015	2015	3	100	4,000	
3	0294	SHED WOOD/	0	100	20	24	480.00	UT	10.00	10.00	100	2016	2016	3	100	4,800	
4	0294	SHED WOOD/	0	100	20	30	600.00	UT	10.00	10.00	100	2016	2016	3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 15,934

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	5700	A	TIMBER 4	0			0.00	0.00	9.75	AC		1.00	1.00	1.00	227.00	227.00	2,213							
2	9910	M	MKT.VAL.AG	0			0.00	0.00	9.75	AC		1.00	1.00	1.00	11,000.00	11,000.00	107,250							
3	0100	C	SFR	100			0.00	0.00	1.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	11,000							

REVIEW DATE 08/17/2016 BY HC Total Acres: 10.75 Total Land Value: 13,213 Market: 107,250 Agricultural: 2,213 Common: 11,000 PRINTED 11/17/2026 BY SYS