LOT 6 COLUMBIA SOUTH S/D.

776-862, 977-124, WD 1030-591,

GEORGE DARREN/REYES KELLY
4760 SW OLD WIRE RD
FORT WHITE, FL 32038

2027

35-5S-16-03755-106

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9900	NON AG ACREAGE	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	35516.020 1.00/		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	14,800
TOTAL LAND VALUE - MARKET	40,000
TOTAL MARKET VALUE	54,800
SOH/AGL Deduction	0
ASSESSED VALUE	54,800
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	54,800
TOTAL JUST VALUE	54,800
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	54,800

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045369	Electrical Servic	0	09/06/2022
21469	TR/TRAILER	150	02/02/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q/U	V/I	RSN CD	SALE PRICE
1543/517	6/17/2025	WD	Q	I	05	395,000
GRANTOR: LAWHON CHARLES H JR						
GRANTEE: GEORGE DARREN						
1323/2336	10/07/2016	WD	Q	V	01	20,000
GRANTOR: TANIS & MARIE VITHA L						
GRANTEE: STEVEN S BEHRENWALD						

BUILDING NOTES

BUILDING DIMENSIONS

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	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100	2024	2023		100	7,000	
2	0060	CARPORT F	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2024	2023		100	3,500	
3	0296	SHED METAL	0	0	0	0	1.00	UT	1,500.00	1,500.00	100	2024	2023		100	1,500	
4	0296	SHED METAL	0	0	0	0	1.00	UT	2,800.00	2,800.00	100	2024	2023		100	2,800	

LAND DESCRIPTION

TOTAL OB/XF 14,800

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	9900	C	AC NON-AG	0		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	40,000.00	40,000.00	40,000							

REVIEW DATE 04/10/2026 BY KS Total Acres: 4.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 11/17/2026 BY SYS