W1/2 OF W1/2 OF SW1/4 OF NW1/4. ISLAND RANCHES UNREC).

KOEHLER JAKE AKA JAKE A KOEHLER

,

2027

35-7S-16-04346-003

BUILDING CHARACTERISTICS

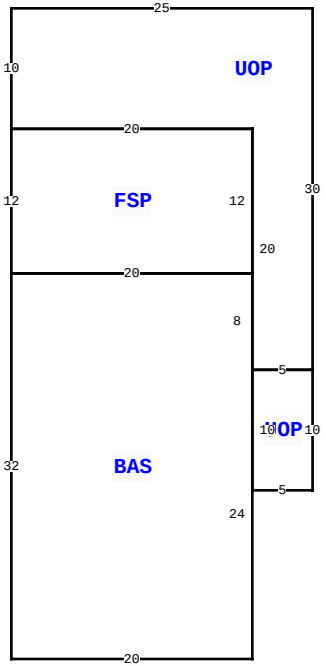
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	35716.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	640	100		640	86,574
FSP	240	40		96	12,986
UOP	50	20		10	1,353
UOP	350	20		70	9,469
TOTALS	1,280			816	110,382

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0300	01	816	138.6000	169.09	137,977	1973	2005	0	0	0	20.00	80.00

1 SFR PILING 0% - 2024 Heated Area: 640 HX Base Yr



950 SW RATTLESNAKE GLN, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
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	110,382
TOTAL MARKET OB/XF VALUE	24,410
TOTAL LAND VALUE - MARKET	105,710
TOTAL MARKET VALUE	240,502
SOH/AGL Deduction	0
ASSESSED VALUE	240,502
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	240,502
TOTAL JUST VALUE	240,502
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	240,502

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054170	Electrical Servic		09/30/2025
30116	STORAGE	320	04/30/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1490/2788	5/19/2023	WD	U	I	35	550,000
GRANTOR: WATTERS JAMES B						
GRANTEE: KOEHLER JAKE AKA JA						
1280/1783	8/27/2014	WD	U	I	30	100
GRANTOR: JAMES B & GRACE WALTE						
GRANTEE: JAMES B & GRACE WAL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] N8 W20 S32 E20 N24 $
UOP=[ORIG=0,0] E5 N30 W25 S10 E20 S20 $
FSP=[ORIG=0,-8] N12 W20 S12 E20 $
UOP=[ORIG=0,0] S10 E5 N10 W5 $
.

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	0294	SHED WOOD/	0	0	10	12	120.00	UT	5.50	5.50	100	1993	1993	3	100	660	
2	0070	CARPORT UF	0	0	0	20	500.00	UT	1.50	1.50	60	2010	2010	3	60	450	
3	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	800	
4	0030	BARN,MT	0	0	30	50	1,500.00	UT	15.00	15.00	100	2012	2012	3	100	22,500	

LAND DESCRIPTION

TOTAL OB/XF 24,410

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		A-1	0.00	0.00	9.61	AC		1.00	1.00	1.00	11,000.00	11,000.00	105,710							

REVIEW DATE 10/07/2025 BY tommy Total Acres: 9.61 Total Land Value: 105,710 Market: 0 Agricultural: 0 Common: 105,710 PRINTED 11/16/2026 BY SYS