LOT 10 FERNWOOD ESTATES S/D.
(UNREC INST), WD ORB 812-2203,

JAMES JOHN T/JAMES LORETTA E
424 SW TANGERINE DRIVE
FORT WHITE, FL 32038

2027

36-5S-15-00485-070

BUILDING CHARACTERISTICS

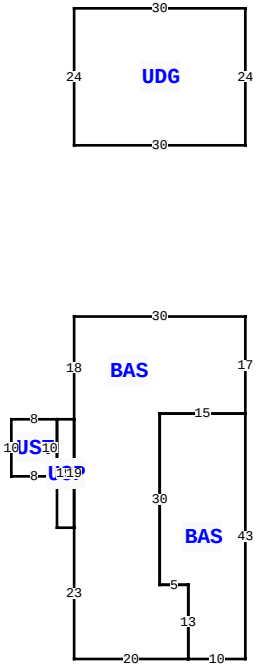
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	06	VINYL ASB 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0102	SFRES/MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	36515.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	580	100		580	41,029
BAS	1,220	100		1,220	86,302
UDG	720	55		396	28,013
UOP	57	20		11	778
UST	80	45		36	2,547
TOTALS	2,657			2,243	158,669

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,243	98.9400	108.83	244,106	1980	1980	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1800 HX Base Yr



424 SW TANGERINE DR, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	200	
3	0166	CONC,PAVMT	0	100	24	31	744.00	UT	1.50	1.50	100	1995	1995	3	100	1,116	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	184,815
TOTAL MARKET OB/XF VALUE	2,516
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	252,331
SOH/AGL Deduction	120,433
ASSESSED VALUE	131,898
TOTAL EXEMPTION VALUE	HX HB SL 109,415
BASE TAXABLE VALUE	22,483
TOTAL JUST VALUE	252,331
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	255,218

SALE:1:1: WD REPLACING AD

LAND:1:1: 5.00 AC.

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048307	Roof Replacement	5,000	10/02/2023
18084	M H	125	03/21/2001
10424	M H	125	11/08/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0812/2203	3/20/1995	WD	U	V	09	10,000

GRANTOR: EUGENE & DAISY SACCOM

GRANTEE: JOHN & LORETTA JAME

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W30 S18 S19 S23 E20 N13 W5 N30 E15 N17 $
UDG=[ORIG=0,-30] N24 W30 S24 E30 $
BAS=[ORIG=-10,60] E10 N43 W15 S30 E5 S13 $
UST=[ORIG=-33,18] W8 S10 E8 N10 $
UOP=[ORIG=-30,18] W3 S19 E3 N19 $
.

LAND DESCRIPTION

TOTAL OB/XF 2,516

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		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 03/24/2026 BY KS Total Acres: 5.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 11/17/2026 BY SYS

LOT 10 FERNWOOD ESTATES S/D.
(UNREC INST), WD ORB 812-2203,

JAMES JOHN T/JAMES LORETTA E
424 SW TANGERINE DRIVE
FORT WHITE, FL 32038

2027

36-5S-15-00485-070

BUILDING CHARACTERISTICS

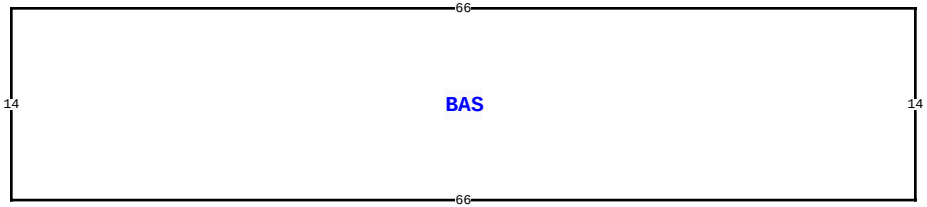
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0102	SFRES/MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	36515.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100		924	26,146
TOTALS	924			924	26,146

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	924	117.9000	70.74	65,364	1995	1995	0	0	0	60.00	40.00

2 MOBILE HME 0% - 0 Heated Area: 924 HX Base Yr



424 SW TANGERINE DR, FORT WHITE

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

COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		184,815
TOTAL MARKET OB/XF VALUE		2,516
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		252,331
SOH/AGL Deduction		120,433
ASSESSED VALUE		131,898
TOTAL EXEMPTION VALUE	HX HB SL	109,415
BASE TAXABLE VALUE		22,483
TOTAL JUST VALUE		252,331
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		255,218

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0812/2203	3/20/1995	WD	U	V	09	10,000

GRANTOR: EUGENE & DAISY SACCOM

GRANTEE: JOHN & LORETTA JAME

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W66 S14 E66 N14$.

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 03/24/2026 BY KS Total Acres: 5.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 11/17/2026 BY SYS