COM SE COR OF NE1/4 OF NE1/4, RU
FOR POB, RUN N 210 FT, W 140.61
E 140.61 FT TO POB, DC 1172-484,

PIPKIN LOLA ARLEEN
612 SW COOPER TER
FORT WHITE, FL 32038

2027

36-6S-16-04093-000

BUILDING CHARACTERISTICS

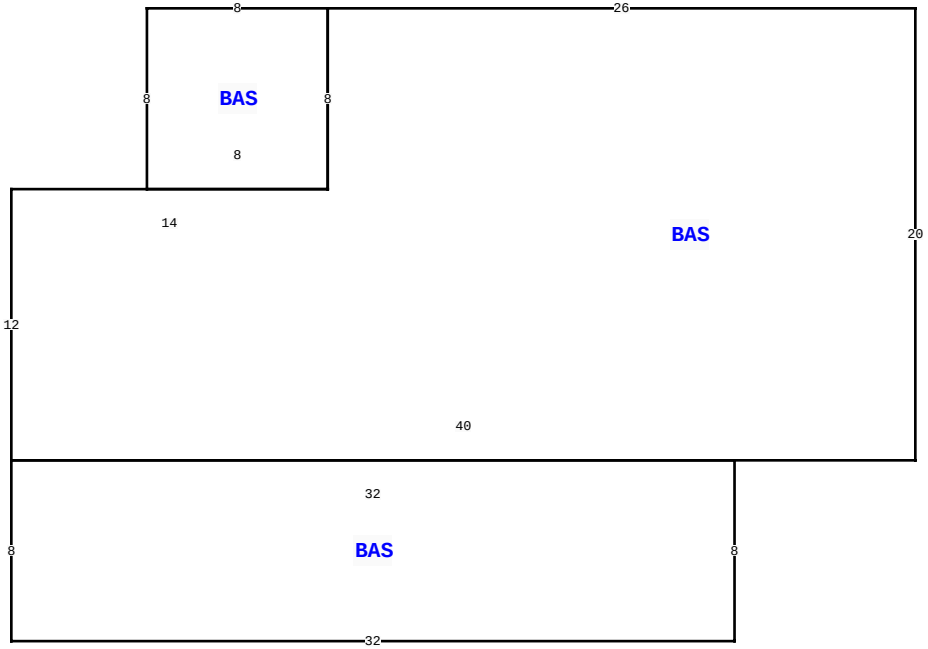
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	09	PINE WOOD 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	36616.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	64	100		64	1,862
BAS	256	100		256	7,447
BAS	688	100		688	20,013
TOTALS	1,008			1,008	29,321

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,008	75.5568	83.11	83,775	1960	1960	0	0	30	35.00	35.00

1 SINGLE FAM 100% - 2019 Heated Area: 1008 HX Base Yr 2019



612 SW COOPER TER, 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	0296	SHED METAL	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2027	2026		100	1,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	29,321
TOTAL MARKET OB/XF VALUE	1,000
TOTAL LAND VALUE - MARKET	8,442
TOTAL MARKET VALUE	38,763
SOH/AGL Deduction	11,442
ASSESSED VALUE	27,321
TOTAL EXEMPTION VALUE	HX HB 25,000
BASE TAXABLE VALUE	2,321
TOTAL JUST VALUE	38,763
NCON VALUE	1,000
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	38,296

PERMIT NUM	DESCRIPTION	AMT	ISSUED
25728	REMODEL	40	04/18/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1359/2490	5/03/2018	WD	Q	I	01	19,900
GRANTOR: RICHARD K SCHMITT						
GRANTEE: LOLA ARLEEN PIPKIN						
1336/0044	4/21/2017	WD	U	I	12	12,500
GRANTOR: OVATION REO 2 LLC						
GRANTEE: RICHARD K SCHMITT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W26 BAS= W8 S8 E8 N8$ S8 W14 S12 BAS= S8 E32 N8 W32$ E40 N20$.

LAND DESCRIPTION

TOTAL OB/XF 1,000

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	0.50	AC		1.00	1.00	0.70	18,000.00	12,600.00	6,300							
2	0000	C	VAC RES	100			0.00	0.00	0.17	AC		1.00	1.00	0.70	18,000.00	12,600.00	2,142							

REVIEW DATE 05/15/2026 BY NH Total Acres: 0.67 Total Land Value: 8,442 Market: 0 Agricultural: 0 Common: 8,442 PRINTED 11/17/2026 BY SYS