

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

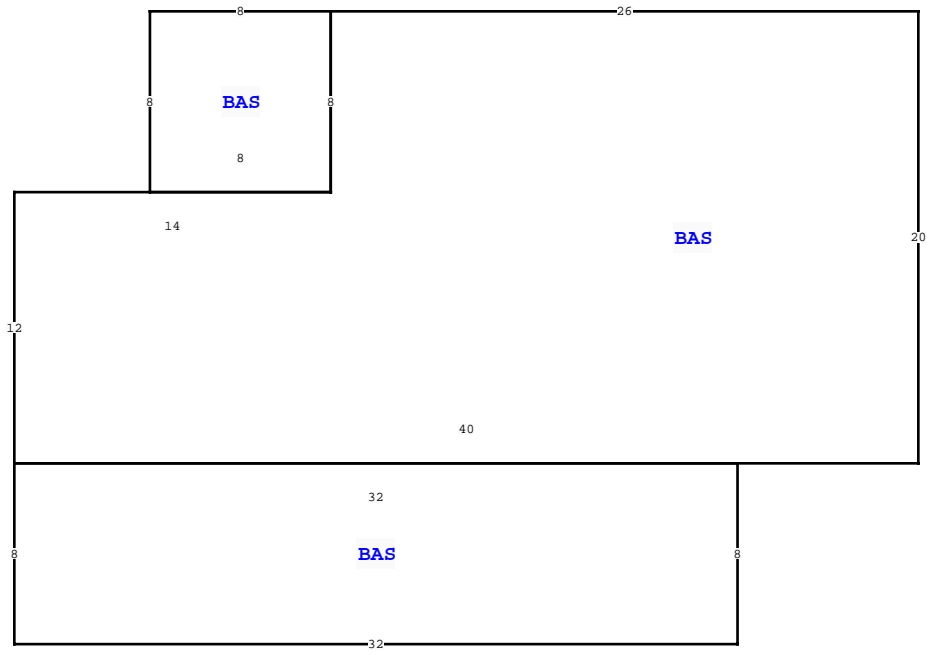
2026

36-6S-16-04093-000



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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
Architactual	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
BAS	64	100	
BAS	256	100	
BAS	688	100	
TOTALS	1,008		1,008 29,854

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
1	SINGLE FAM	100%	- 2019	84.62	85,297	1960	1960	0	0	30	35.00	35.00
Heated Area: 1008 HX Base Yr 2019												



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			29,854
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			8,442
TOTAL MARKET VALUE			38,296
SOH/AGL Deduction			12,742
ASSESSED VALUE			25,554
TOTAL EXEMPTION VALUE	HX HB	25,000	
BASE TAXABLE VALUE			554
TOTAL JUST VALUE			38,296
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			36,420

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	Q	I	01	19,900
GRANTOR: RICHARD K SCHMITT						
GRANTEE: LOLA ARLEEN PIPKIN						
1336/0044	4/21/2017	WD U	U	I	12	12,500
GRANTOR: OVATION REO 2 LLC						
GRANTEE: RICHARD K SCHMITT						

EXTRA FEATURES		BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE	
								05/08/2026		MLU			

L N	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

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												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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							