COMM NW COR SEC, RUN E 35 FT TO
RUM ISLAND RD RUN S ALONG R/W 12
776.35 FT FOR POB, CONT EAST 499

PAYNE CAROL L
255 SW MARINE GLN
FORT WHITE, FL 32038-5218

2026

36-7S-16-04351-011

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	15	HARDTILE 50
Air Condition	04	ROOF TOP 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	06	06

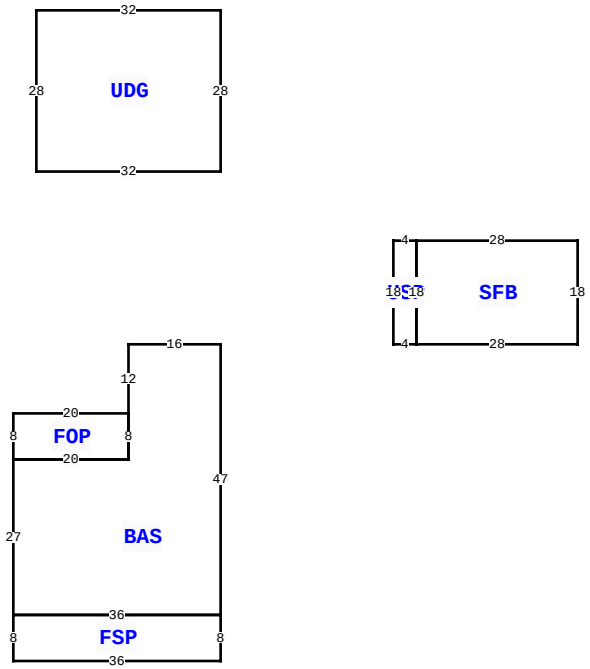
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 36716.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,292	100		1,292	156,745
FOP	160	30		48	5,823
FSP	288	40		115	13,952
SFB	504	80		403	48,892
UDG	896	55		493	59,811
USP	72	35		25	3,033
TOTALS	3,212			2,376	288,257

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,376	123.7478	141.07	335,182	2011	2011	0	0	0	14.00	86.00

1 SINGLE FAM 100% - 2012 Heated Area: 1796 HX Base Yr 2012



255 SW MARINE GLN, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 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		288,257
TOTAL MARKET OB/XF VALUE		34,129
TOTAL LAND VALUE - MARKET		125,730
TOTAL MARKET VALUE		448,116
SOH/AGL Deduction		145,794
ASSESSED VALUE		302,322
TOTAL EXEMPTION VALUE	HX HB WX SX	106,411
BASE TAXABLE VALUE		195,911
TOTAL JUST VALUE		448,116
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		423,502

PERMIT NUM	DESCRIPTION	AMT	ISSUED
33221	STORAGE	100	07/27/2015
30580	GARAGE	15	11/02/2012
28785	SFR	557	08/12/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1565/1111	4/02/2026	LE	U	I	14	100
GRANTOR: PAYNE CAROL L (ENH LI						
GRANTEE: PAYNE GEORGE HARVEY						
1565/1108	4/02/2026	QC	U	I	11	100
GRANTOR: TUCKER-KINNEY HELEN R						
GRANTEE: PAYNE CAROL L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W16 S12 FOP= W20 S8 E20 N8$ S8 W20 S27 FSP= S8 E36 N8 W36$ E36 N47$ PTR= E30 USP= E4 SFB= E28 N18 W28 S18$ N18 W4 S18$ W30$ PTR= N30 UDG= N28 W32 S28 E32$ S30$.

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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2011	2011	3	100	2,000	
2	0020	BARN,FR	0	100	0	0	1,024.00	UT	10.00	10.00	100	2015	2015	3	100	10,240	
3	0070	CARPORT UF	0	100	30	35	1,050.00	UT	1.50	1.50	100	2015	2015	3	100	1,575	
4	0031	BARN,MT AE	0	100	0	0	1.00	UT	20,314.00	20,314.00	100	2022	2021		100	20,314	

LAND DESCRIPTION

TOTAL OB/XF 34,129

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	6.43	AC		1.00	1.00	1.00	11,000.00	11,000.00	70,730							
2	9900	C	AC NON-AG	100		A-1	0.00	0.00	5.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	55,000							

REVIEW DATE 12/03/2015 BY HC Total Acres: 11.43 Total Land Value: 125,730 Market: 0 Agricultural: 0 Common: 125,730 PRINTED 05/11/2026 BY SYS