COMM NW COR, RUN E 35 FT TO E R/
ISLAND RD, RUN S ALONG R/W 1269.
POB, RUN E 388.18 FT, S 280.56 F

PAYNE CHRISTOPHER B
9026 103RD CT
VERO BEACH, FL 32967

2027

36-7S-16-04351-018

BUILDING CHARACTERISTICS

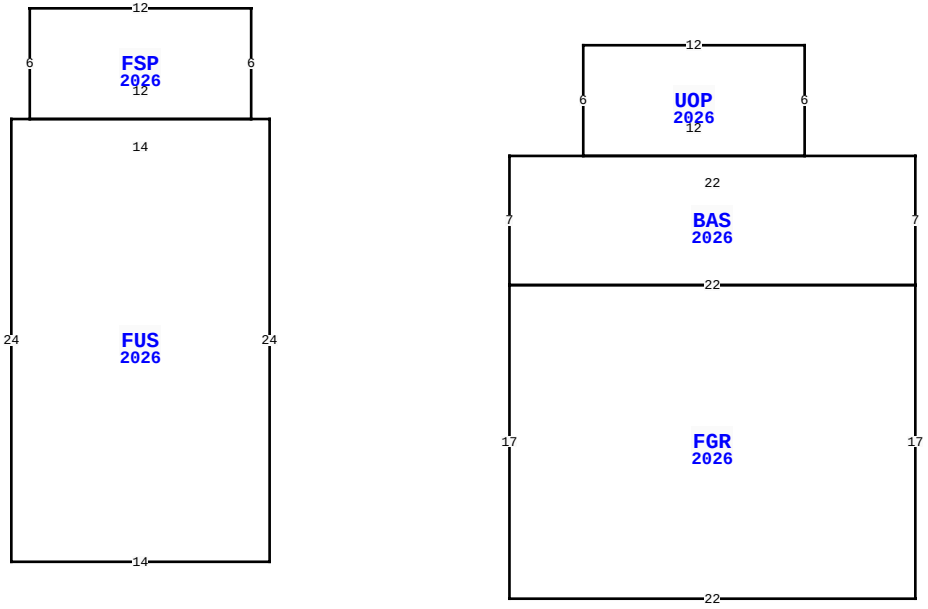
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
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	154	100	2026	154	22,059
FGR	374	55	2026	206	29,507
FSP	72	40	2026	29	4,154
FUS	336	100	2026	336	48,129
UOP	72	20	2026	14	2,005
TOTALS	1,008			739	105,854

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	739	130.2210	143.24	105,854	2025	2025	0	0	0	0.00	100.00

1 SINGLE FAM 0% - 2026 Heated Area: 490 HX Base Yr



143 SW AQUA WAY, 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	105,854
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	170,854
SOH/AGL Deduction	0
ASSESSED VALUE	170,854
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	170,854
TOTAL JUST VALUE	170,854
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	172,783

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050142	New Residential C	140,000	06/18/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1508/2602	2/26/2024	QC	U	V	11	100
GRANTOR: PAYNE CAROL L						
GRANTEE: PAYNE CHRISTOPHER B						
1508/2602	2/24/2024	QC	U	V	11	100
GRANTOR: PAYNE CAROL L						
GRANTEE: PAYNE CHRISTOPHER B						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2026;ORIG=-22,4] E22 S17 W22 N17 $
FUS=[YR=2026;ORIG=-49,-5] E14 S24 W14 N24 $
BAS=[YR=2026;ORIG=-22,-3] E22 S7 W22 N7 $
UOP=[YR=2026;ORIG=-18,-9] E12 S6 W12 N6 $
FSP=[YR=2026;ORIG=-48,-11] E12 S6 W12 N6 $
.

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

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
1	0100	C	SFR	0		A-1	0.00	0.00	2.50	AC		1.00	1.00	1.00	13,000.00	13,000.00	32,500							
2	0000	C	VAC RES	0		A-1	0.00	0.00	2.50	AC		1.00	1.00	1.00	13,000.00	13,000.00	32,500							

REVIEW DATE 03/02/2026 BY robin Total Acres: 5.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 11/17/2026 BY SYS