NW1/4 OF NW1/4 EX 6.7 AC OFF
E SIDE & EX 3.3 AC IN NE COR &
EX RD R/W.

VAN KLEECK MARK PETER
732 SW CARL WILSON RD
FORT WHITE, FL 32038

2021

21-6S-17-09715-000

BUILDING CHARACTERISTICS

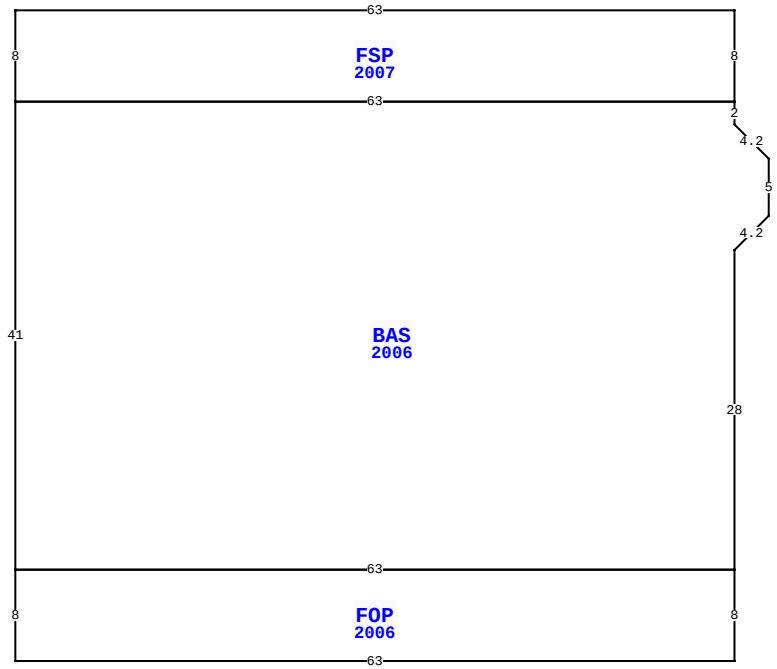
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 90
Exterior Wall	19	COMMON BRK 10
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD	21617.00	1.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,607	100	2,607	175,730
FOP	504	30	151	10,178
FSP	504	40	202	13,616
TOTALS	3,615		2,960	199,524

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,960	122.4740	78.38	232,005	2006	2006	0	0	0	14.00	86.00

2 SINGLE FAM – 100% - 2020 HX Base Yr 2020



732 SW CARL WILSON RD, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		199,524
TOTAL MARKET OB/XF VALUE		28,080
TOTAL LAND VALUE - MARKET		111,874
TOTAL MARKET VALUE		241,376
SOB/AGL Deduction		0
ASSESSED VALUE		241,376
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		191,376
TOTAL JUST VALUE		339,478
INCOME VALUE		
PREVIOUS YEAR VALUE		0

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1401/2249	12/20/2019	WD	Q	I	01	445,000
GRANTOR: DAVID & MELINDA ZEMAN						
GRANTEE: MARK PETER & DIANA						
1034/1788	12/27/2004	WD	Q	V		148,000
GRANTOR: ROBOSKI						
GRANTEE: ZEMAN						

BUILDING NOTES

1/20 MLS #98850 3 BED 2 BATH 5 STALL BARN WITH TACK ROOM 3 BAY GARAGE/WORKSHOP APPARENTLY NO ACCESS ON ANY PREVIOUS INSPECTI ON.

BUILDING DIMENSIONS

BAS=[YR=2006] N28 U3 R3 N5 L3 U3 N2 FSP=[YR=2007] N8 W63 S8 E63$ W63 S41 FOP=[YR=2006] S8 E63 N8 W63$ E63 $.

EXTRA FEATURES

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
1	0210	GARAGE U	0	100	24	50	1,200.00	UT	16.00	16.00	100	2005	2005	3	100	19,200	
2	0327	STABLES-SM	0	100	24	40	960.00	UT	8.00	8.00	100	2005	2005	3	100	7,680	
3	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2006	2006	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 28,080

L N	USE CODE	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	Age	DENSITY	DECL	FRZ	YR	CONSRV
1	0100	SFR	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	3,745.65	3,745.65	3,746							
2	6200	PASTURE 3	0		A-1	0.00	0.00	28.00	AC		1.00	1.00	1.00	242.00	242.00	6,776							
3	9910	MKT.VAL.AG	0		A-1	0.00	0.00	28.00	AC		1.00	1.00	1.00	3,745.65	3,745.65	104,878							
4	9945	WELL/SEPT	100			0.00	0.00	1.00	UT		1.00	1.00	1.00	3,250.00	3,250.00	3,250							

REVIEW DATE 10/11/2017 BY DFRP TOTAL LAND: 30.00 Market: 104,878 Agricultural: 6,776 Common: 6996 PRINTED 02/17/2021