COMM SE COR OF SE1/4 OF SW1/4, W
POB, CONT W 1173.51 FT, N 631.27
FT, S 103.48 FT, E 622.74 FT, S

VALENTINE KATHY KAY/VALENTINE WILLIAM EUGENE
1267 BEDROCK AVE NE
PALM BAY, FL 32097

2026

28-6S-16-03967-008

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

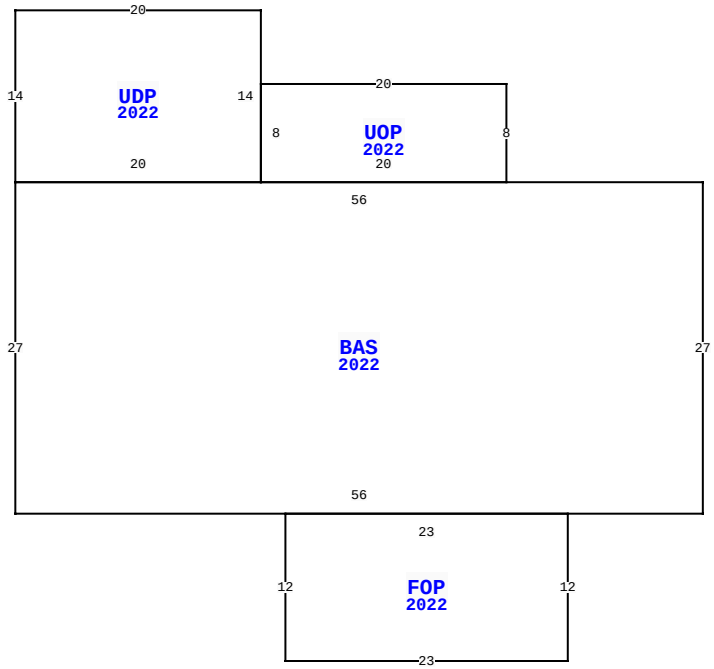
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	16.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100	2022	1,512	83,774
FOP	276	35	2022	97	5,374
UDP	0	0	2022	0	0
UOP	160	25	2022	40	2,217
TOTALS	1,948			1,649	91,365

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	02	1,649	103.9500	85.24	140,561	2010	2010	0	0	0	35.00	65.00

1 MANUF 1 0% - 2023 Heated Area: 1512 HX Base Yr



444 SW KOONHOLLOW GLN, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	91,365
TOTAL MARKET OB/XF VALUE	9,097
TOTAL LAND VALUE - MARKET	90,420
TOTAL MARKET VALUE	112,723
SOH/AGL Deduction	0
ASSESSED VALUE	112,723
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	112,723
TOTAL JUST VALUE	190,882
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	195,098

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1466/1846	3/24/2022	QC	U	I	11	100
GRANTOR: NASH KERRI LYNNE						
GRANTEE: VALENTINE KATHY KOO						
1466/1843	3/24/2022	PR	U	V	19	100
GRANTOR: VALENTINE KATHY KAY A						
GRANTEE: VALENTINE KATHY KAY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022;ORIG=16,17] E56 S27 W56 N27 $
UOP=[YR=2022;ORIG=36,9] E20 S8 W20 N8 $
UDP=[YR=2022;ORIG=16,3] E20 S14 W20 N14 $
FOP=[YR=2022;ORIG=38,44] E23 S12 W23 N12 $
.

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	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100	2022	2021		100	7,000	
2	0296	SHED METAL	0	0	0	0	1.00	UT	600.00	600.00	100	2022	2021		100	600	
3	0060	CARPORT F	0	0	0	0	1.00	UT	1,197.00	1,197.00	100	2022	2021		100	1,197	
4	0166	CONC,PAVMT	0	0	0	0	1.00	UT	300.00	300.00	100	2022	2021		100	300	

LAND DESCRIPTION

TOTAL OB/XF 9,097

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	5500	A	TIMBER 2	0					14.07	AC		1.00	1.00	1.00	445.00	445.00	6,261							
2	0200	C	MBL HM	0					1.00	AC		1.00	1.00	1.00	6,000.00	6,000.00	6,000							
3	9910	M	MKT.VAL.AG	0					14.07	AC		1.00	1.00	1.00	6,000.00	6,000.00	84,420							

REVIEW DATE 05/18/2022 BY JB Total Acres: 15.07 Total Land Value: 12,261 Market: 84,420 Agricultural: 6,261 Common: 6,000 PRINTED 10/08/2025 BY SYS