(AKA PART OF LOT G COUNTRY OAK F
COMM SW COR OF NW1/4, RUN E 50.9
OF A CO GRD RD, RUN N ALONG R/W

PLEASANTON JORDAN
PO BOX 1254
LAKE CITY, FL 32056

2024

31-6S-17-09818-015

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	31617.00 1.00/		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

204 SW EUREKA CT, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/05/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	3,000
TOTAL LAND VALUE - MARKET	44,285
TOTAL MARKET VALUE	47,285
SOH/AGL Deduction	0
ASSESSED VALUE	47,285
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	47,285
TOTAL JUST VALUE	47,285
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	47,285

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1483/986	1/23/2023	TD	U	I	18	14,400
GRANTOR: CLERK OF COURT						
GRANTEE: PLEASANTON JORDAN						
1200/0581	8/09/2010	TD	U	I	18	7,300
GRANTOR: CLERK OF COURT (TERRY						
GRANTEE: HORN IV LLC						

BUILDING NOTES

BUILDING DIMENSIONS

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	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 3,000

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	0000	C	VAC RES	0			0.00	0.00	5.21	AC		1.00	1.00	1.00	8,500.00	8,500.00	44,285							

REVIEW DATE 10/19/2017 BY DFRP Total Acres: 5.21 Total Land Value: 44,285 Market: 0 Agricultural: 0 Common: 44,285 PRINTED 02/14/2024 BY SYS