FORT WHITE: PART OF BLOCK F IN N
MORE PART DESC AS: BEGIN AT NW C
NW1/4 OF SEC 33, AKA NW COR BLOC

BLUEBERRY HILL PROPERTIES LLC
2927 SW TUSTENUGGEE AVE
LAKE CITY, FL 32025

2026

00-00-00-14305-000

BUILDING CHARACTERISTICS

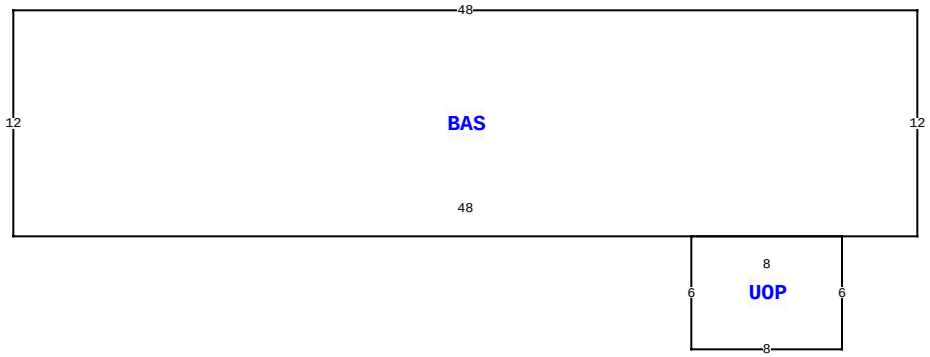
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	2800	RV/MH,PK LOT
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	576	100		576	8,907
UOP	48	25		12	186
TOTALS	624			588	9,093

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	588	64.4400	38.66	22,732	1978	1978	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2022 Heated Area: 576 HX Base Yr



8255 SW US HIGHWAY 27 , FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 3 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	26,930
TOTAL MARKET OB/XF VALUE	17,200
TOTAL LAND VALUE - MARKET	105,402
TOTAL MARKET VALUE	149,532
SOH/AGL Deduction	0
ASSESSED VALUE	149,532
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	149,532
TOTAL JUST VALUE	149,532
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	149,532

LAND:1:1: HARDWOODS & MIXED PINES

PRMT:1:1: 12X60 1970

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049115	Mobile Home		01/30/2024
7225	M H	60	06/02/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1439/2365	6/03/2021	WD	U	I	37	125,000
GRANTOR: MARTIN HERMAN E						
GRANTEE: BLUEBERRY HILL PROP						
1052/0895	7/15/2005	WD	U	V	08	20,000
GRANTOR: CAMPBELL						
GRANTEE: MARTIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=-59,-20] E48 S12 W48 N12 $
UOP=[ORIG=-23,-8] E8 S6 W8 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
1	0259	MHP HOOKUP	0	0	0	0	4.00	UT	4,300.00	4,300.00	100	2021	2020		100	17,200	

LAND DESCRIPTION

TOTAL OB/XF 17,200

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	2810	C	MH PARK	0		00	0.00	0.00	4.38	AC		1.00	1.00	1.25	9,500.00	11,875.00	52,012							
2	0000	C	VAC RES	0					5.62	AC		1.00	1.00	1.00	9,500.00	9,500.00	53,390							

REVIEW DATE 08/16/2024 BY JB Total Acres: 10.00 Total Land Value: 105,402 Market: 0 Agricultural: 0 Common: 105,402 PRINTED 10/07/2025 BY SYS

FORT WHITE: PART OF BLOCK F IN N
MORE PART DESC AS: BEGIN AT NW C
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2026

00-00-00-14305-000

BUILDING CHARACTERISTICS

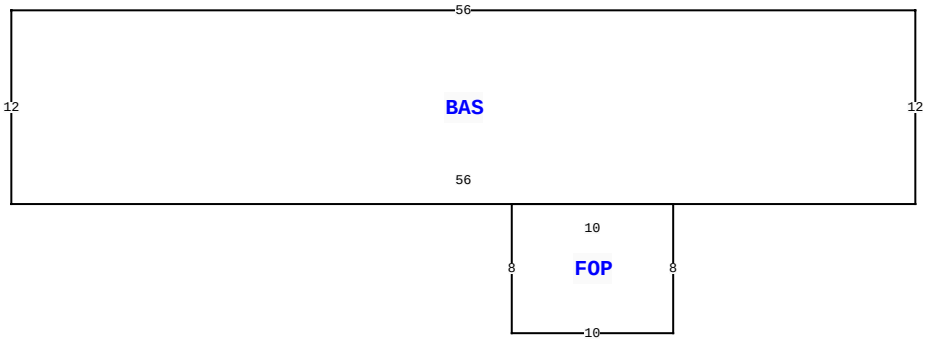
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	2800	RV/MH,PK LOT
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	672	100		672	8,661
FOP	80	35		28	361
TOTALS	752			700	9,022

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	700	53.7000	32.22	22,554	1970	1970	0	0	0	60.00	40.00

3 MOBILE HME 0% - 2022 Heated Area: 672 HX Base Yr



8255 SW US HIGHWAY 27 , FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
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COLUMBIA COUNTY PROPERTY

PAGE 2 of 3 4

VALUATION SUMMARY

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TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	149,532
TOTAL JUST VALUE	149,532
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	149,532

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1439/2365	6/03/2021	WD	U	I	37	125,000
GRANTOR: MARTIN HERMAN E						
GRANTEE: BLUEBERRY HILL PROP						
1052/0895	7/15/2005	WD	U	V	08	20,000
GRANTOR: CAMPBELL						
GRANTEE: MARTIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=18,12] E56 S12 W56 N12 $
FOP=[ORIG=49,24] E10 S8 W10 N8 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	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	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 08/16/2024 BY JB Total Acres: 10.00 Total Land Value: 105,402 Market: 0 Agricultural: 0 Common: 105,402 PRINTED 10/07/2025 BY SYS

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COLUMBIA COUNTY PROPERTY

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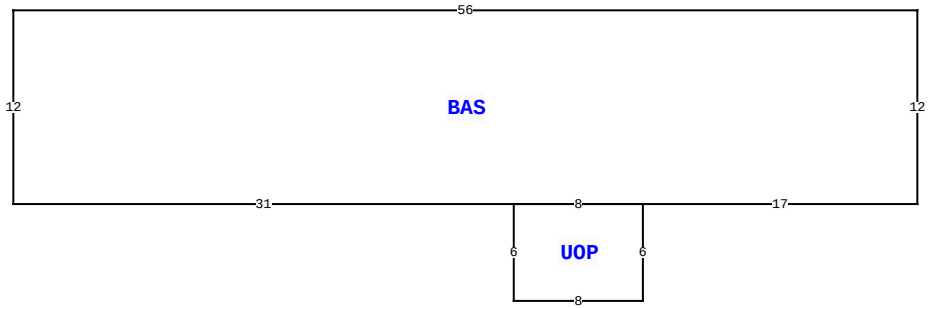
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	2800	RV/MH,PK LOT
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	16.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100		672	8,661
UOP	48	25		12	155
TOTALS	720			684	8,815

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	684	53.7000	32.22	22,038	1970	1970	0	0	0	60.00	40.00

4 MOBILE HME 0% - 2022 Heated Area: 672 HX Base Yr



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ASSESSED VALUE	149,532
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	149,532
TOTAL JUST VALUE	149,532
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	149,532

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

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GRANTEE: BLUEBERRY HILL PROP						
1052/0895	7/15/2005	WD	U	V	08	20,000
GRANTOR: CAMPBELL						
GRANTEE: MARTIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=70,30] S12 E31 E8 E17 N12 W56 $
UOP=[ORIG=101,42] S6 E8 N6 W8 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	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	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 08/16/2024 BY JB Total Acres: 10.00 Total Land Value: 105,402 Market: 0 Agricultural: 0 Common: 105,402 PRINTED 10/07/2025 BY SYS