FORT WHITE: A PARCEL 35 FT E &
W BY 75 FT N & S IN SW COR OF
BLOCK 44 & THE S 75.90 FT OF E

COUNTRY RIVERS REALTY LLC
7699 SW US HIGHWAY 27
FORT WHITE, FL 32038

2026

00-00-00-14395-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	03	PLASTER 100
Interior Floo	14	CARPET 100
Ceiling	02	F.NOT SUS 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		2 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		3 100
Stories	0	0 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05

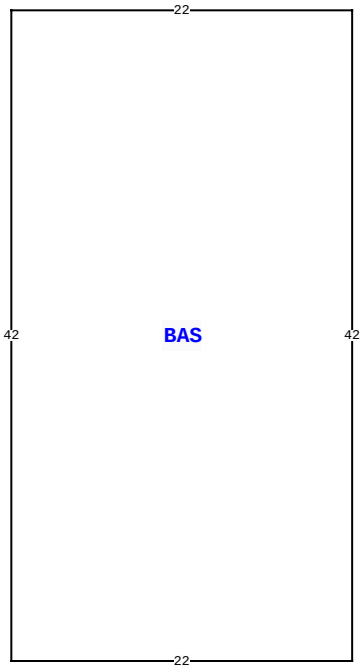
DOR CODE	1200	MXD RES/OFF/STO	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	16.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100		924	35,523
TOTALS	924			924	35,523

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4900	04	924	103.9080	76.89	71,046	1923	1988	0	0	0	50.00	50.00

1 OFFICE LOW 0% - 0 Heated Area: 924 HX Base Yr



7699 SW US HIGHWAY 27 , FORT WHITE

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	35,523
TOTAL MARKET OB/XF VALUE	1,900
TOTAL LAND VALUE - MARKET	18,375
TOTAL MARKET VALUE	55,798
SOH/AGL Deduction	0
ASSESSED VALUE	55,798
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	55,798
TOTAL JUST VALUE	55,798
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	55,798

SALE:1:1: FORT WHITE BLK 44 5227 SF PLUS BUSINESS

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1287/0027	12/31/2014	WD	U	I	30	125,000
GRANTOR: COUNTRY RIVERS REALTY						
GRANTEE: COUNTRY RIVERS REAL						
1233/1882	3/27/2012	QC	U	I	11	100
GRANTOR: CENTRAL FL INVESTERS						
GRANTEE: COUNTRY RIVERS REAL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W22 S42 E22 N42$.

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	0260	PAVEMENT-A	0	0	0	0	1.00	UT	0.00	0.00	100	2002	2002	3	100	1,500	
2	0294	SHED WOOD/	0	0	0	0	1.00	UT	800.00	800.00	50	2006	2006	3	50	400	

LAND DESCRIPTION

TOTAL OB/XF 1,900

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	1700	C	1STORY OFF	0		00	0.00	0.00	5,250.00	SF		1.00	1.00	1.00	3.50	3.50	18,375							

REVIEW DATE 06/17/2015 BY DF Total Acres: 0.12 Total Land Value: 18,375 Market: 0 Agricultural: 0 Common: 18,375 PRINTED 11/17/2025 BY SYS