FORT WHITE: BEG NW COR BLK 53, R
FOR POB, CONT E 127.16 FT, S 105
S 29.03 FT, W 105 FT, N 124.16 F

JAY NAM INC
7692 SW US HWY 27
FORT WHITE, FL 32038

2026

00-00-00-14414-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

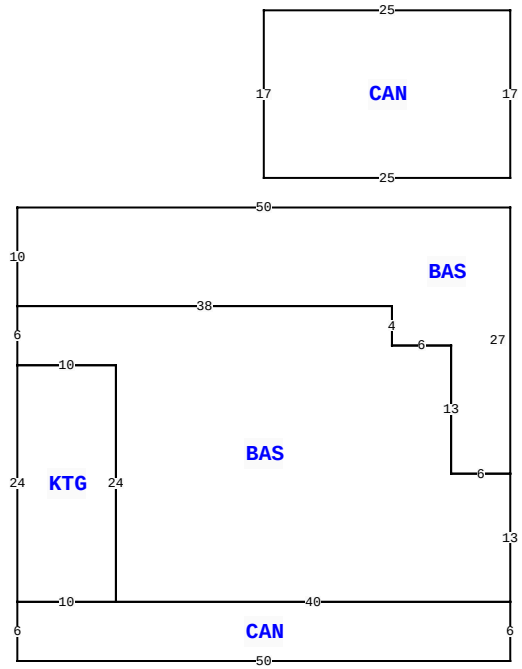
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	04	BUILT-UP 100
Interior Wall	01	MINIMUM 80
Interior Wall	02	WALL BD/WD 20
Interior Floo	08	SHT VINYL 100
Ceiling	02	F.NOT SUS 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		4 100
Frame	03	MASONRY 100
Story Height		8 100
RMS		2 100
Stories	1.	1. 100
Units		0 100
Condition Adj	05	05 100
Quality	05	05
DOR CODE	1126	CONV STORE/GAS
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	626	100		626	20,721
BAS	1,134	100		1,134	37,536
CAN	300	30		90	2,979
CAN	425	30		128	4,237
KTG	240	125		300	9,930
TOTALS	2,725			2,278	75,402

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4300	04	2,278	88.2706	66.20	150,804	1982	1993	0	0	0	50.00	50.00

1 NBHD CONVE 0% - 0 Heated Area: 2000 HX Base Yr



7674 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	75,402
TOTAL MARKET OB/XF VALUE	5,500
TOTAL LAND VALUE - MARKET	54,596
TOTAL MARKET VALUE	135,498
SOH/AGL Deduction	0
ASSESSED VALUE	135,498
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	135,498
TOTAL JUST VALUE	135,498
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	139,268

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000041840	Roof Replacement	10,400	05/03/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1035/0660	1/07/2005	WD	Q	I	03	250,000
GRANTOR: NAFFICE INC						
GRANTEE: JAY NAM INC						
0848/1255	11/07/1997	WD	Q	I		100,000
GRANTOR: LAND O' SUN MANAGEMEN						
GRANTEE: NAFFICE INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= N27 W50 S10 E38 S4 E6 S13 E6$ BAS= W6 N13 W6 N4 W38S6 KTG= S24 E10 N24 W10$ E10 S24 CAN= W10 S6 E50 N6 W40$ E40 N13$ PTR= N30 CAN= N17 W25 S17 E25$ S30$.

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	1993	1993	3	100	5,500	

LAND DESCRIPTION

TOTAL OB/XF 5,500

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	1100	C	STORE 1FLR	0		00	0.00	0.00	17,332.00	SF		1.00	1.00	0.90	3.50	3.15	54,596							

REVIEW DATE 06/17/2015 BY DF Total Acres: 0.40 Total Land Value: 54,596 Market: 0 Agricultural: 0 Common: 54,596 PRINTED 11/17/2025 BY SYS