

LOT 17 FORT WHITE PARK.
724-688, 1007-2046, QC 1056-858,

WELZ EMILIE T
272 SW BLUE JAY CT
FORT WHITE, FL 32038

2026

03-7S-16-04060-117



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	34616.070	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,344	100		1,344	145,346
FGR	484	55		266	28,766
FOP	35	30		10	1,082
FSP	128	40		51	5,515
TOTALS	1,991			1,671	180,709

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0166	CONC, PAVMT	0 100	16	89	1,424.00	UT	2.50	2.50
2	0120	CLFENCE	4 0 100	0	0	1.00	UT	0.00	0.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		A-1	0.00	0.00	1.00

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,671	120.7000	135.18	225,886	2005	2005	0	0	0 20.00	80.00

1 SINGLE FAM 100% - 2006

Heated Area: 1344

HX Base Yr 2006

Floor plan diagram showing areas BAS, FSP, FGR, and FOP with dimensions. BAS is the main living area (1344 sq ft). FSP is a small square area (128 sq ft). FGR is a rectangular area (484 sq ft). FOP is a small rectangular area (35 sq ft).

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

03/11/2022 MLU

TOTAL OB/XF									
4,460									

COLUMBIA COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		180,709	
TOTAL MARKET OB/XF VALUE		4,460	
TOTAL LAND VALUE - MARKET		15,000	
TOTAL MARKET VALUE		200,169	
SOH/AGL Deduction		64,061	
ASSESSED VALUE		136,108	
TOTAL EXEMPTION VALUE		55,722	
BASE TAXABLE VALUE		80,386	
TOTAL JUST VALUE		200,169	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		202,428	

SALE:1:1: 3 LOTS			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048565	Roof Replacement	12,270	11/02/2023
22904	SFR	364	03/14/2005

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1531/2363	1/17/2025	LE U	I	14	
GRANTOR:WELZ EMILIE T (ENH LE					
GRANTEE: FISCHER LINDA A (RM					
1056/0858	8/26/2005	QC Q	V	01	
GRANTOR: KINGDOM PROPERTIES &					
GRANTEE: EMILIE T WELZ					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W26 S32 E23 FOP= S5 E7 N5 W7\$ E19 N18 FGR= E22 N22 W22 S22\$ N14 FSP= N8 W16 S8 E16\$ W16\$.									