

GEORGE MERRY S
PO BOX 174
FORT WHITE, FL 32038

04-7S-16-04128-000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2									
ELEMENT CD										TYPE TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND										VALUATION BY STANDARD									
Exterior Wall 05 AVERAGE 100										0100 01 3,453 93.1000 104.27 360,044 1923 1985 0 0 35.00 65.00										Tax Group: 4 Tax Dist:									
Roof Structur 03 GABLE/HIP 100										1 SINGLE FAM 100% - 0 Heated Area: 2988 HX Base Yr										BUILDING MARKET VALUE 262,701									
Roof Cover 14 PREFIN MT 100																				TOTAL MARKET OB/XF VALUE 5,500									
Interior Wall 05 DRYWALL 100																				TOTAL LAND VALUE - MARKET 113,000									
Interior Floo 09 PINE WOOD 100																				TOTAL MARKET VALUE 288,709									
Air Condition 03 CENTRAL 100																				SOH/AGL Deduction 196,410									
Heating Type 04 AIR DUCTED 100																				ASSESSED VALUE 92,299									
Bedrooms 1 100																				TOTAL EXEMPTION VALUE HX HB 28,627									
Bathrooms 01 NONE 100																				BASE TAXABLE VALUE 63,672									
Frame 1. 1. 100																				TOTAL JUST VALUE 381,201									
Stories																				NCON VALUE 0									
Architectual 05 CONV 100																				INCOME VALUE									
Units 0 100																				PREVIOUS YEAR MKT VALUE 381,201									
Condition Adj 03 03 100																													
Kitchen Adjus 01 01 100																													
Quality 05 05																													
DOR CODE 5010 IMP AG/COMMERCIAL																													
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 140 100 140 9,489																													
BAS 140 100 140 9,489																													
BAS 160 100 160 10,844																													
BAS 280 100 280 18,977																													
BAS 300 100 300 20,333																													
BAS 468 100 468 31,719																													
BAS 1,500 100 1,500 101,663																													
USP 144 35 50 3,389																													
USP 144 35 50 3,389																													
USP 180 35 63 4,270																													
TOTALS 4,320 3,453 234,029																													
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																													
1 0285 SALVAGE 0 100 0 0 1.00 UT 0.00 0.00 100 0 0 3 100 50																													
2 0021 BARN,FR AE 0 100 0 0 1.00 UT 0.00 0.00 100 0 0 3 100 100																													
3 0031 BARN,MT AE 0 100 0 0 1.00 UT 0.00 0.00 100 0 0 3 100 250																													
4 0021 BARN,FR AE 0 100 0 0 1.00 UT 0.00 0.00 100 0 0 3 100 100																													
5 0040 BARN,POLE 0 100 20 30 600.00 UT 3.00 3.00 100 2006 2006 3 100 1,800																													
6 0081 DECKING WI 0 100 0 0 1.00 UT 0.00 0.00 100 2006 2006 3 100 1,600																													
7 0294 SHED WOOD/ 0 100 0 0 1.00 UT 0.00 0.00 100 2006 2006 3 100 1,200																													
8 0060 CARPORT F 0 100 0 0 1.00 UT 0.00 0.00 100 2006 2006 3 100 400																													
LAND DESCRIPTION										TOTAL OB/XF 5,500																			
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																													
1 9105 C TOWER SITE 0 A-1 0.00 0.00 1.00 AC 1.00 1.00 1.00 5,000.00 5,000.00 5,000																													
2 0111 C SFR/COMMERCIAL 100 A-1 0.00 0.00 1.00 AC 1.00 1.00 1.00 5,000.00 5,000.00 5,000																													
3 5600 A TIMBER 3 0 A-1 0.00 0.00 19.60 AC 1.00 1.00 1.00 281.00 281.00 5,508																													
4 9910 M MKT.VAL.AG 0 A-1 0.00 0.00 19.60 AC 1.00 1.00 1.00 5,000.00 5,000.00 98,000																													
5 0111 C SFR/COMMERCIAL 0 A-1 0.00 0.00 1.00 AC 1.00 1.00 1.00 5,000.00 5,000.00 5,000																													
REVIEW DATE 03/28/2023 BY mark Total Acres: 22.60 Total Land Value: 20,508 Market: 98,000 Agricultural: 5,508 Common: 15,000 PRINTED 11/17/2025 BY SYS																													

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