THE S 364 FT OF THE N 1457 FT OF
& COMM NW COR SEC, RUN S 1457 FT
FT FOR POB, N 136.74 FT TO SW CO

BUDZINSKI JAMES M REVOCABLE TRUST
850 SW ROCK WAY
FORT WHITE, FL 32038

2026

07-7S-17-09931-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	51	LOG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	12	HARDWOOD 100
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
Units		0 100
Quality	07	07

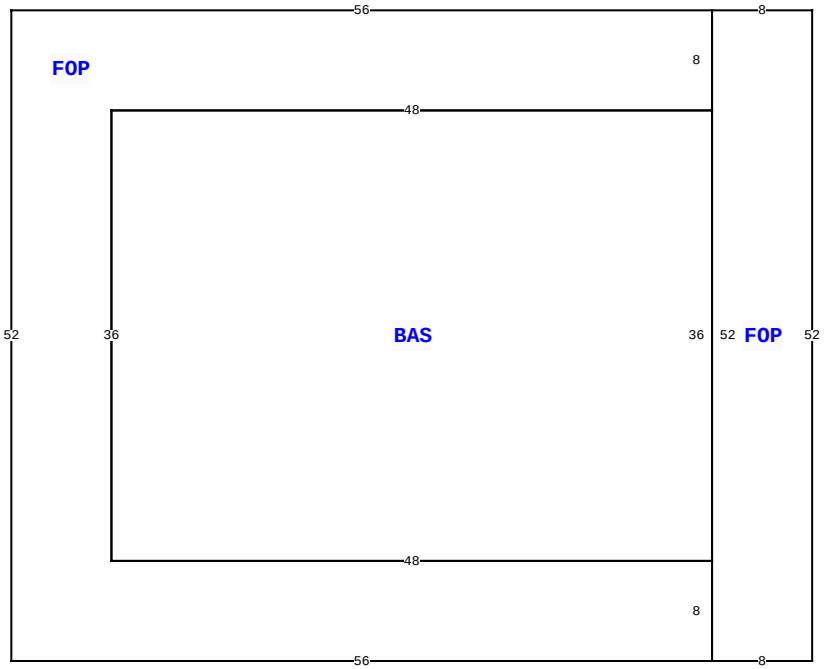
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 7717.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,728	100		1,728	221,281
FOP	416	30		125	16,007
FOP	1,184	30		355	45,460
TOTALS	3,328			2,208	282,748

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	CV	NORM	% COND
0100	01	2,208	121.6380	136.23	300,796	2020	2020	0	0	1	5.00	94.00

2 SINGLE FAM 100% - 2021 Heated Area: 1728 HX Base Yr 2021



850 SW ROCK WAY, FORT WHITE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		282,748
TOTAL MARKET OB/XF VALUE		28,820
TOTAL LAND VALUE - MARKET		100,391
TOTAL MARKET VALUE		411,959
SOH/AGL Deduction		258,018
ASSESSED VALUE		153,941
TOTAL EXEMPTION VALUE	HX HB WR	55,722
BASE TAXABLE VALUE		98,219
TOTAL JUST VALUE		411,959
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		414,967

PERMIT NUM	DESCRIPTION	AMT	ISSUED
38553	SFR	0	09/04/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1438/2580	5/24/2021	QC	U	I	11	100
GRANTOR: BUDZINSKI JAMES M						
GRANTEE: BUDZINSKI JAMES M R						
1438/2561	5/24/2021	QC	U	I	11	100
GRANTOR: BUDZINSKI JAMES M REV						
GRANTEE: BUDZINSKI JAMES M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=-104,42] E48 N36 W48 S36 $
FOP=[ORIG=-56,-2] S8 W48 S36 E48 S8 W56 N52 E56 $
FOP=[ORIG=-56,50] E8 N52 W8 S52 $
.

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	0030	BARN,MT	0	100	40	50	2,000.00	UT	10.00	10.00	100	2013	2013	3	100	20,000	
2	0070	CARPORT UF	0	100	26	20	520.00	UT	3.50	3.50	100	2013	2013	3	100	1,820	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 28,820

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	0102	C	SFR/MH	100		A-1	0.00	0.00	10.13	AC		1.00	1.00	1.00	9,500.00	9,500.00	96,235							
2	0000	C	VAC RES	100			0.00	0.00	0.25	AC		1.00	1.00	1.75	9,500.00	16,625.00	4,156							

REVIEW DATE 01/14/2021 BY BC Total Acres: 10.38 Total Land Value: 100,391 Market: 0 Agricultural: 0 Common: 100,391 PRINTED 11/19/2025 BY SYS