BEG 210 FT E OF SW COR OF SE1/4
RUN N 105 FT, E 210 FT, S 105 FT
TO POB.

ANDERSON MORRIS E/ANDERSON JUDY
1275 SW CR 778
FORT WHITE, FL 32038

**2026**

**08-7S-17-09955-001**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

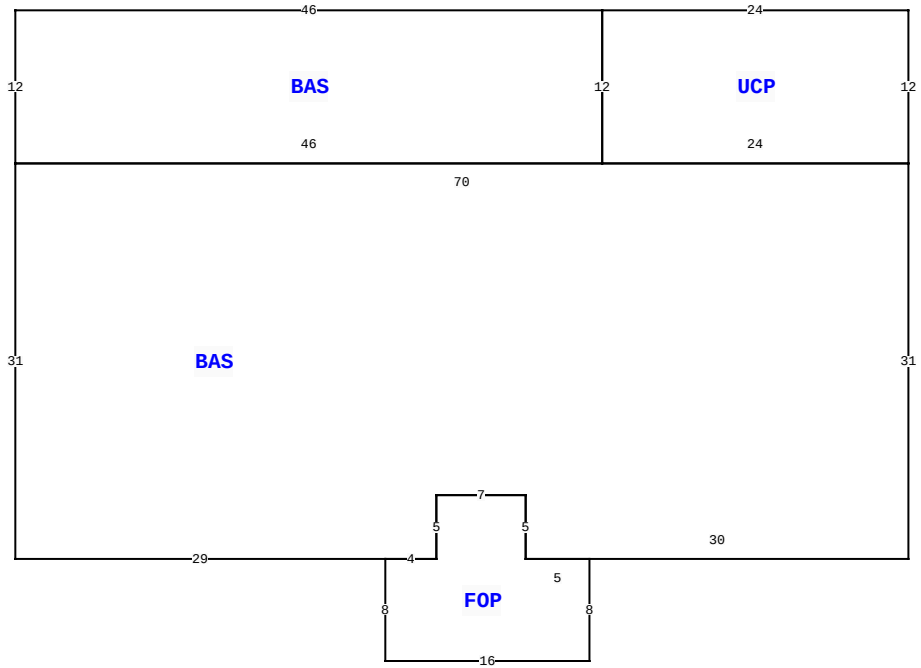
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 06 | VINYL ASB 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 01 | NONE 100 |
| Stories | 1. | 1. 100 |
| Architectual | 05 | CONV 100 |
| Units | | 0 100 |
| Condition Adj | 03 | 03 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 03 | 03 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 02 |
| NEIGHBORHOOD/LOC | 8717.00 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 552 | 100 | | 552 | 39,755 |
| BAS | 2,135 | 100 | | 2,135 | 153,763 |
| FOP | 163 | 30 | | 49 | 3,529 |
| UCP | 288 | 20 | | 58 | 4,177 |
| TOTALS | 3,138 | | | 2,794 | 201,224 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,794 | 98.9280 | 110.80 | 309,575 | 1983 | 1983 | 0 | 0 | 0 | 35.00 | 65.00 |

1 SINGLE FAM 100% - 0 Heated Area: 2687 HX Base Yr




1275 SW COUNTY ROAD 778 , 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 | | 201,224 |
| TOTAL MARKET OB/XF VALUE | | 650 |
| TOTAL LAND VALUE - MARKET | | 7,000 |
| TOTAL MARKET VALUE | | 208,874 |
| SOH/AGL Deduction | | 102,523 |
| ASSESSED VALUE | | 106,351 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 55,629 |
| TOTAL JUST VALUE | | 208,874 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 208,874 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0858/0131 | 4/27/1998 | QC | Q | I | 01 | 51,000 |

GRANTOR: MORRIS ANDERSON

GRANTEE: MORRIS & JUDY ANDER

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W70 S31 E29 FOP= S8 E16 N8 W5 N5 W7 S5 W4$ E4 N5 E7 S5 E30 N31$ UCP= N12 W24 BAS= W46 S12 E46 N12$ S12 E24$.

## 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 | 0166 | CONC,PAVMT | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 1993 | 1993 | 3 | 100 | 400 | |
| 2 | 0120 | CLFENCE 4 | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 1993 | 1993 | 3 | 100 | 250 | |

## LAND DESCRIPTION

TOTAL OB/XF 650

| 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 | 0100 | C | SFR | 100 | | A-1 | 0.00 | 0.00 | 0.50 | AC | | 1.00 | 1.00 | 1.00 | 14,000.00 | 14,000.00 | 7,000 | | | | | | | |

REVIEW DATE 11/16/2017 BY DF Total Acres: 0.50 Total Land Value: 7,000 Market: 0 Agricultural: 0 Common: 7,000 PRINTED 11/07/2025 BY SYS