BEG SE COR OF SE1/4 OF NE1/4, RU
780.38 FT, E 501.83 FT, S 780.51
1.19 ACRES AS LIES S OF SW BUSSE

PEREZ VICTOR S
277 SW BUSSEY GLN
FORT WHITE, FL 32038

2026

13-7S-16-04193-009

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

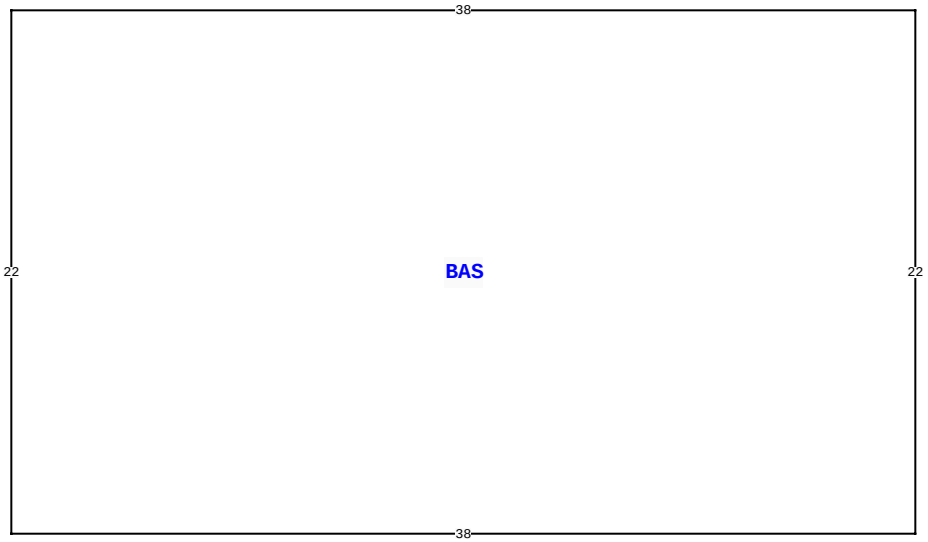
ELEMENT	CD	CONSTRUCTION
Exterior Wall	51	LOG 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	13716.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	836	100		836	97,096
TOTALS	836			836	97,096

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	836	122.0000	136.64	114,231	2010	2010	0	0	0	15.00	85.00

1 SINGLE FAM 100% - 2022 Heated Area: 836 HX Base Yr 2022



277 SW BUSSEY GLN, 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		97,096
TOTAL MARKET OB/XF VALUE		10,300
TOTAL LAND VALUE - MARKET		71,060
TOTAL MARKET VALUE		178,456
SOH/AGL Deduction		41,028
ASSESSED VALUE		137,428
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		86,706
TOTAL JUST VALUE		178,456
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		179,599

BLDG:1:1: TOWN MANOR

XFOB:1:1: TOWN MANOR M H

PERMIT NUM	DESCRIPTION	AMT	ISSUED
40537	REMODEL	0	09/16/2020
13476	M H	125	01/08/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1385/1675	5/24/2019	WD	Q	I	01	75,000
GRANTOR: WENDY MCGRIFF						
GRANTEE: VICTOR S PEREZ						
1385/1672	3/15/2019	WD	U	V	11	100
GRANTOR: ROBERT E BUTCHER						
GRANTEE: WENDY MCGRIFF						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=19,12] E38 S22 W38 N22 $
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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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	300	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
3	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 10,300

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	6.48	AC		1.00	1.00	1.00	9,500.00	9,500.00	61,560							
2	0000	C	VAC RES	100		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	9,500.00	9,500.00	9,500							

REVIEW DATE 06/22/2021 BY JB Total Acres: 7.48 Total Land Value: 71,060 Market: 0 Agricultural: 0 Common: 71,060 PRINTED 11/19/2025 BY SYS