

1 AC IN NW COR OF E1/2 OF
NE1/4 OF NW1/4 DESC AS: COMM
NE COR OF NW1/4, RUN S 79.51

ROSS MARK D/ROSS TRACY
2688 SW COUNTY RD 778
FORT WHITE, FL 32038

2026

18-7S-17-10017-002



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	06	VINYL ASB 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms	3	100
Bathrooms	2	100
Frame	01	NONE 100
Stories	1.5	1.5 100
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		18717.00		1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,008	100		1,008	79,332
FOP	240	30		72	5,667
FSP	240	40		96	7,556
FUS	300	100		300	23,611
UCP	48	20		10	787
UOP	24	20		5	393
UOP	40	20		8	630
TOTALS	1,900			1,499	117,974

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	
5	0031	BARN, MT AE	0	100	0	0	1.00	UT	0.00	0.00	
6	0251	LEAN TO W/	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	UNIT TYPE	NOTES
1	0100	C	SFR	100		A-1	0.00	0.00	1.00	AC	

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,499	108.1080	121.08	181,499	1977	1977	0	0	0	35.00	65.00	
1 SINGLE FAM 100% - 2015 Heated Area: 1308 HX Base Yr 2015													
2688 SW COUNTY ROAD 778 , FORT WHITE													
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE													

TOTAL OB/XF													
7,645													

COLUMBIA COUNTY PROPERTY												
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VALUATION SUMMARY												
VALUATION BY					STANDARD							
Tax Group: 3					Tax Dist:							
BUILDING MARKET VALUE					117,974							
TOTAL MARKET OB/XF VALUE					7,645							
TOTAL LAND VALUE - MARKET					15,000							
TOTAL MARKET VALUE					140,619							
SOH/AGL Deduction					60,236							
ASSESSED VALUE					80,383							
TOTAL EXEMPTION VALUE					50,722							
BASE TAXABLE VALUE					29,661							
TOTAL JUST VALUE					140,619							
NCON VALUE					0							
INCOME VALUE												
PREVIOUS YEAR MKT VALUE					140,619							
SALES DATA												
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE						
1243/0481	10/01/2012	WD U	I		30	99,100						
GRANTOR: ROGER J & JUDY D ROSS												
GRANTEE: MARK D & TRACY ROSS												
1000/1088	11/12/2003	WD Q	I			51,000						
GRANTOR: IRIS G SHEFFIELD												
GRANTEE: ROGER J & JUDY D RO												
BUILDING NOTES												
BUILDING DIMENSIONS												
BAS= W6 FOP= N8 W30 S8 E30\$ W30 UOP= N4 W6 S4 E6\$ W6S24 E17 UOP= S5 E8N5 W8\$ E25 N24\$ UCP= N8 W6 S8 E6\$ PTR= N30 FSP= N8 W30 S8 E30 \$ S30\$ PTR=N40 FUS= N10 W30 S10 E30\$ S40\$.												