COMM SE COR OF NE1/4 OF NW1/4 OF
14.85 FT FOR POB, CONT W 385.16
S R/W CR-778, E'LY ALONG ARC OF

SWARTZ JAMES LUTHER JR
2876 COUNTY ROAD 778
FORT WHITE, FL 32038

2026

18-7S-17-10017-006

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05

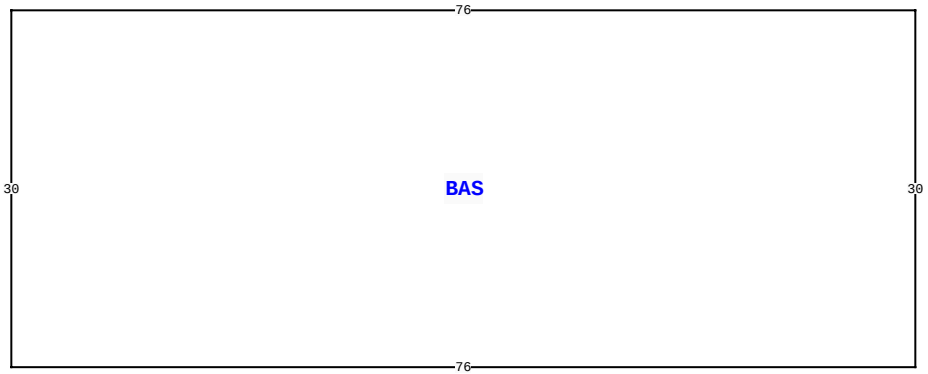
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	18717.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100		2,280	134,266
TOTALS	2,280			2,280	134,266

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,280	113.9000	107.07	244,120	2007	2007	0	0	0	45.00	55.00

1 MANUF 1 100% - 2024 Heated Area: 2280 HX Base Yr 2024



2876 SW COUNTY ROAD 778 , FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/15/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		134,266
TOTAL MARKET OB/XF VALUE		24,395
TOTAL LAND VALUE - MARKET		36,900
TOTAL MARKET VALUE		195,561
SOH/AGL Deduction		0
ASSESSED VALUE		195,561
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		144,839
TOTAL JUST VALUE		195,561
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		202,885

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050429	Roof Replacement	15,900	07/23/2024
28588	M H	520	05/21/2010
21096	GARAGE	90	09/19/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1479/221	11/09/2022	WD	U	I	30	275,000
GRANTOR: SWARTZ CAMILLE L						
GRANTEE: SWARTZ JAMES LUTHER						
1193/2584	5/05/2010	WD	U	V	11	100
GRANTOR: CAMILLE L SWARTZ						
GRANTEE: CAMILLE L SWARTZ &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S30 E76 N30$.

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	0040	BARN,POLE	0	100	40	60	2,400.00	UT	2.50	2.50	80	2003	2003	3	80	4,800	
2	0294	SHED WOOD/	0	100	32	40	864.00	UT	10.00	10.00	100	2006	2006	3	100	8,640	
3	0130	CLFENCE 5	0	100	0	0	390.00	UT	4.50	4.50	100	2017	2017	3	100	1,755	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	500	
5	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
6	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	500	
7	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2017	2017	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 24,395

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	0200	C	MBL HM	100		A-1	0.00	0.00	3.69	AC		1.00	1.00	1.00	10,000.00	10,000.00	36,900							

REVIEW DATE 08/08/2024 BY JS Total Acres: 3.69 Total Land Value: 36,900 Market: 0 Agricultural: 0 Common: 36,900 PRINTED 10/03/2025 BY SYS