COMM SW COR OF NE1/4 OF NW1/4, N 188.21 FT TO POB, N 843.64 FT, E 63.15 FT, E 121.93 FT, N 357.10

SCHMITT THADDAEUS M/SCHMITT ARIEL L
PO BOX 1224
HIGH SPRINGS, FL 32643

2026

18-7S-17-10017-011

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9900	NON AG ACREAGE	
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
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

2678 SW COUNTY ROAD 778, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	117,540
TOTAL MARKET VALUE	117,540
SOH/AGL Deduction	4,551
ASSESSED VALUE	112,989
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	112,989
TOTAL JUST VALUE	117,540
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	104,480

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053686	Right-of-Way Acce		07/29/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1544/89	7/03/2025	WD	Q	V	01	175,000
GRANTOR: GUSKIEWICZ ROBERT A R						
GRANTEE: SCHMITT THADDAEUS M						
1469/1085	6/21/2022	WD	Q	V	01	133,000
GRANTOR: GAVERE GEOFFERY						
GRANTEE: GUSKIEWICZ ROBERT A						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	9900	C	AC NON-AG	0					13.06	AC		1.00	1.00	1.00	9,000.00	9,000.00	117,540							

REVIEW DATE 10/03/2025 BY TP Total Acres: 13.06 Total Land Value: 117,540 Market: 0 Agricultural: 0 Common: 117,540 PRINTED 10/06/2025 BY SYS