

THE S 210 FT OF SE1/4 OF SW1/4 A
E OF US-441.

BUSSEY TIMOTHY LYNN
10875 SW STATE ROAD 47
FORT WHITE, FL 32038

2026

18-7S-17-10020-000

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	03	PLASTER 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
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	05	05
DOR CODE	5000IMPROVED AG	
MAP NUM		02
NEIGHBORHOOD/LOC	18717.00	1.00/

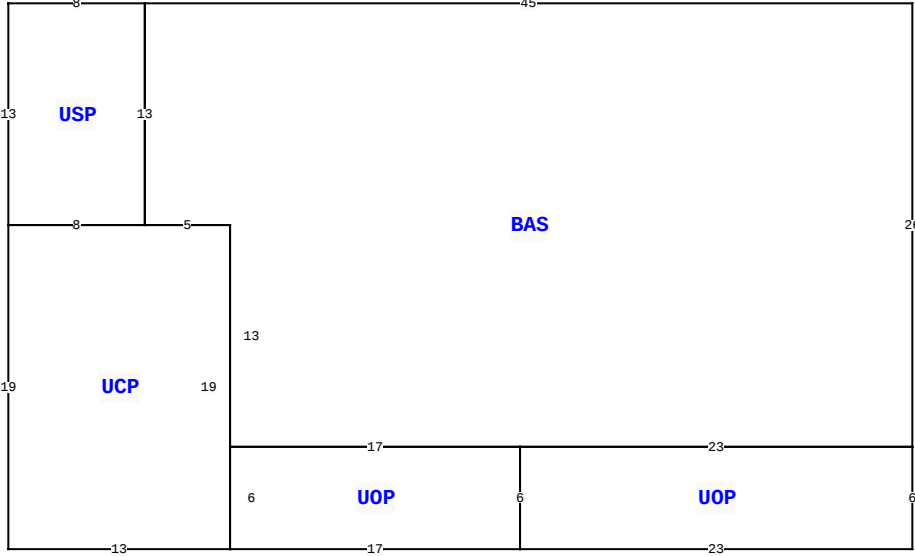
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,105	100		1,105	98,918
UCP	247	20		49	4,386
UOP	102	20		20	1,790
UOP	138	20		28	2,506
USP	104	35		36	3,223

TOTALS	1,696			1,238	110,823
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0294	SHED WOOD/	0	0	10	12	120.00	UT	7.50	7.50	
2	0040	BARN,POLE	0	0	0	0	1.00	UT	0.00	0.00	
3	0040	BARN,POLE	0	0	0	0	1.00	UT	0.00	0.00	
4	0294	SHED WOOD/	0	0	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	0		A-1	0.00	0.00	1.00	AC	
2	5200	A	CROPLAND 2	0		A-1	0.00	0.00	5.14	AC	
3	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	5.14	AC	

REVIEW DATE	12/12/2017	BY	DF
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MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	1,238	122.9600	137.72	170,497	1955	1955	0	0	0	35.00	65.00	
1 SINGLE FAM 0% - 2021 Heated Area: 1105 HX Base Yr													
													
2607 SW US HIGHWAY 27 , FORT WHITE													

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

L N	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	0	10	12	120.00	UT	7.50	7.50	100	1993	1993	3	100	900	
2	0040	BARN,POLE	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	500	
3	0040	BARN,POLE	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	500	
4	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	500	

TOTAL OB/XF														2,400	
	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE			
	A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	10,000.00	10,000.00				
	A-1	0.00	0.00	5.14	AC		1.00	1.00	1.00	370.00	370.00				
	A-1	0.00	0.00	5.14	AC		1.00	1.00	1.00	10,000.00	10,000.00				

Total Acres:	6.14	Total Land Value:	11,902	Market:	51,400	Agricultural:	1,902	Common:	10,000
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COLUMBIA COUNTY PROPERTY													
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VALUATION SUMMARY													
VALUATION BY							STANDARD						
Tax Group: 3							Tax Dist:						
BUILDING MARKET VALUE							110,823						
TOTAL MARKET OB/XF VALUE							2,400						
TOTAL LAND VALUE - MARKET							61,400						
TOTAL MARKET VALUE							125,125						
SOH/AGL Deduction							0						
ASSESSED VALUE							125,125						
TOTAL EXEMPTION VALUE							0						
BASE TAXABLE VALUE							125,125						
TOTAL JUST VALUE							174,623						
NCON VALUE							0						
INCOME VALUE													
PREVIOUS YEAR MKT VALUE							174,623						

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0767/1763	11/06/1992	WD	Q	I	03		0
GRANTOR: CHRISTINE BUSSEY							
GRANTEE: TIMOTHY BUSSEY							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS= W45 USP= W8 S13 E8 N13\$ S13 UCP= W8 S19 E13 N19 W5\$ E5 S13 UOP= S6 E17 N6 W17\$ E17 UOP= S6 E23 N6 W23\$ E23 N26\$.									