COMM SE COR, W 2641.60 FT, N 210 FT, NW 1284.10 FT FOR POB, CONT 44 DEG 780 FT TO A PT ON NE'LY R

MALLOY DAVID L/MALLOY GINGER R
3002 RUSS RD
MARRIANNA, FL 32446

**2025**

**18-7S-17-10021-014**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 32 | HARDIE BRD 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 14 | PREFIN MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 12 | HARDWOOD 90 |
| Interior Floo | 14 | CARPET 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Quality | 07 | 07 |

DOR CODE 0100 SINGLE FAMILY

MAP NUM | MKT AREA 02

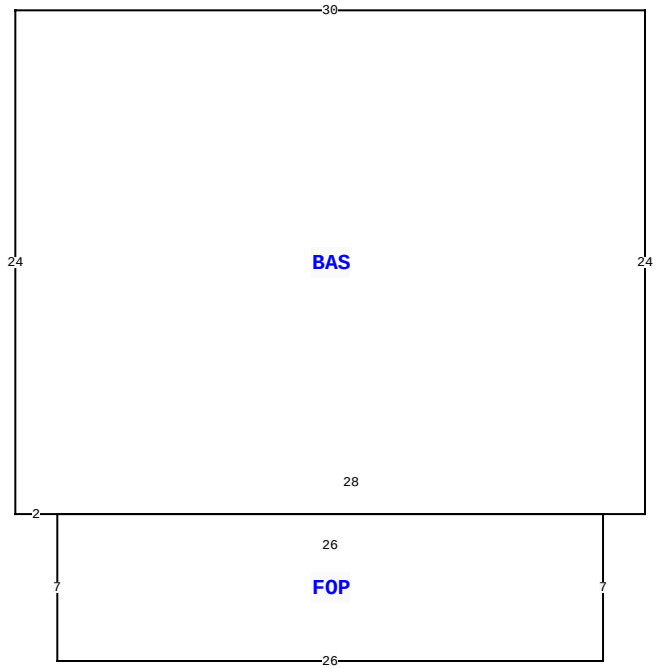
NEIGHBORHOOD/LOC 18717.00 1.00/

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 720 | 100 | | 720 | 111,629 |
| FOP | 182 | 30 | | 55 | 8,527 |
| TOTALS | 902 | | | 775 | 120,156 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 775 | 151.1136 | 163.20 | 126,480 | 2019 | 2019 | 0 | 0 | 0 | 5.00 | 95.00 |

1 SINGLE FAM – 0% - 0 Heated Area: 720 HX Base Yr




2767 SW US HIGHWAY 27 , 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 | 120,156 |
| TOTAL MARKET OB/XF VALUE | 7,500 |
| TOTAL LAND VALUE - MARKET | 31,300 |
| TOTAL MARKET VALUE | 158,956 |
| SOH/AGL Deduction | 4,953 |
| ASSESSED VALUE | 154,003 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 154,003 |
| TOTAL JUST VALUE | 158,956 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 156,850 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 33631 | SFR | 302 | 12/16/2015 |
| 33401 | TR/TRAILER | 0 | 09/25/2015 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1379/1399 | 2/07/2019 | WD | Q | V | 03 | 75,000 |
| GRANTOR: WILLIAM C WOLBERT | | | | | | |
| GRANTEE: DAVID L & GINGER R | | | | | | |
| 1292/2714 | 4/15/2015 | WD | U | V | 12 | 31,000 |
| GRANTOR: COUNTRY FEDERAL CREDI | | | | | | |
| GRANTEE: WILLIAM C WOLBERT | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W30 S24 E2 FOP= S7 E26 N7 W26$ E28 N24$.

## 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 | 0166 | CONC,PAVMT | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2019 | 2019 | 3 | 100 | 500 | |
| 2 | 9945 | Well/Sept | 0 | 0 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | | | 3 | 100 | 7,000 | |

## LAND DESCRIPTION

TOTAL OB/XF 7,500

| 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 | 0 | | A-1 | 0.00 | 0.00 | 3.13 | AC | | 1.00 | 1.00 | 1.00 | 10,000.00 | 10,000.00 | 31,300 | | | | | | | |

REVIEW DATE 01/14/2020 BY BC Total Acres: 3.13 Total Land Value: 31,300 Market: 0 Agricultural: 0 Common: 31,300 PRINTED 05/09/2025 BY SYS