LOTS 19, 20 & W1/2 LOT 21 BLOCK
BLUFF S/D.

AMES DETRICK INVESTMENTS, LLC
13161 SW 172ND AVE
ALACHUA, FL 32615

2026

19-7S-16-04244-000

COLUMBIA COUNTY PROPERTY

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	08	SHT VINYL 100
Air Condition	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	04	04 100
Kitchen Adjus	01	01 100
Quality	05	05

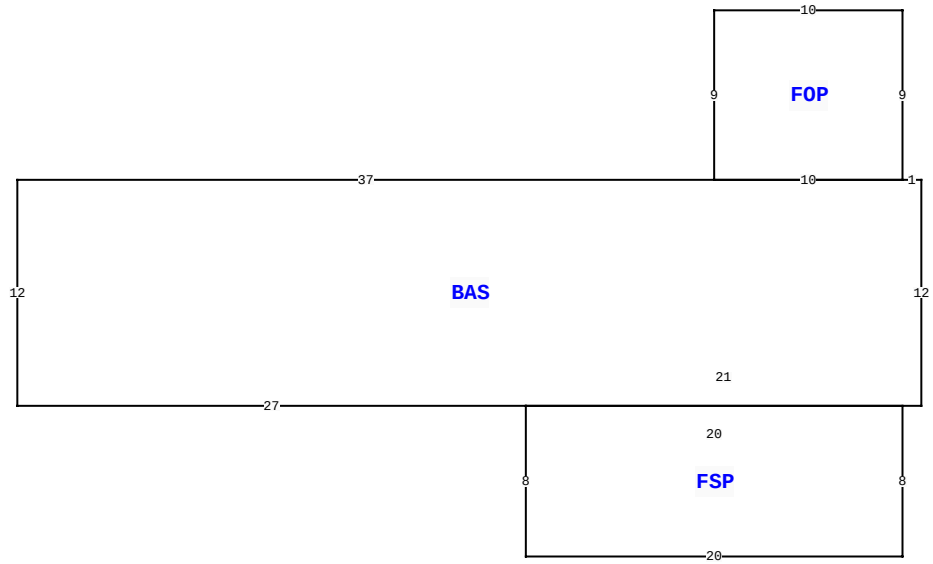
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	19716.010	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	576	100		576	36,134
FOP	90	35		32	2,007
FSP	160	40		64	4,015
TOTALS	826			672	42,156

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	02	672	117.7000	96.51	64,855	1970	2010	0	0	0	35.00	65.00

1 MANUF 1 0% - 2023 Heated Area: 576 HX Base Yr



269 SW MERIDIAN CT, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/14/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	42,156
TOTAL MARKET OB/XF VALUE	7,000
TOTAL LAND VALUE - MARKET	15,000
TOTAL MARKET VALUE	64,156
SOH/AGL Deduction	0
ASSESSED VALUE	64,156
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	64,156
TOTAL JUST VALUE	64,156
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	66,101

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1474/201	8/24/2022	WD	Q	I	01	85,000
GRANTOR: PITTS TERRY PRESTON						
GRANTEE: AMES DETRICK INVEST						
1197/0472	6/30/2010	WD	Q	I	01	55,000
GRANTOR: MARY L KNABB						
GRANTEE: TERRY PRESTON & GRA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W37 S12 E27 E21 N12 W1 W10 $
FSP=[ORIG=-10,12] S8 E20 N8 W20 $
FOP=[ORIG=10,0] N9 W10 S9 E10 $
.

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	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 7,000

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	0102	C	SFR/MH	0		A-1	0.00	0.00	2.50	LT		1.00	1.00	1.00	6,000.00	6,000.00	15,000							

REVIEW DATE 09/23/2022 BY ME Total Acres: 0.57 Total Land Value: 15,000 Market: 0 Agricultural: 0 Common: 15,000 PRINTED 11/19/2025 BY SYS