COMM NE COR, RUN W 2764.51 FT
FOR POB, CONT W 912.82 FT TO
E R/W US-27, SE'LY ALONG R/W

MCDANIEL REBECCA A
2491 SW US HIGHWAY 27
FT WHITE, FL 32038

2026

19-7S-17-10023-004

BUILDING CHARACTERISTICS

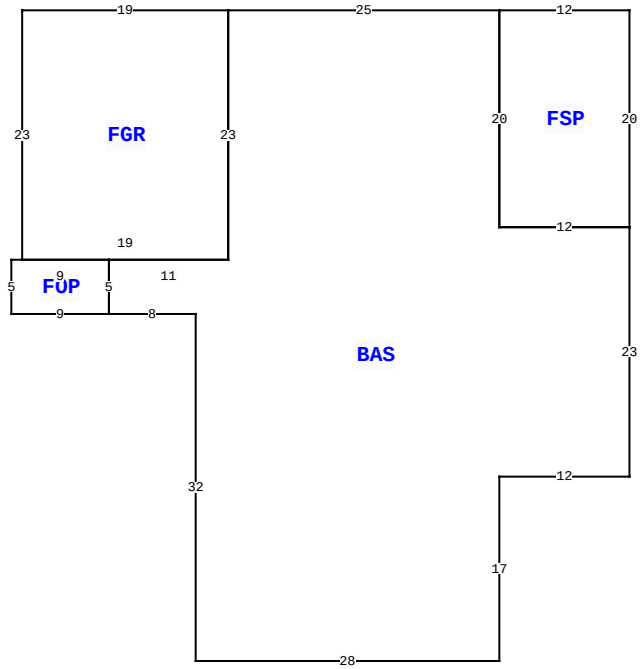
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	19717.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,927	100		1,927	200,601
FGR	437	55		240	24,984
FOP	45	30		14	1,457
FSP	240	40		96	9,994
TOTALS	2,649			2,277	237,036

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,277	123.9282	138.80	316,048	2000	2000	0	0	0	25.00	75.00

2 SINGLE FAM 100% - 2010 Heated Area: 1927 HX Base Yr 2010



2491 SW US HIGHWAY 27 , FORT WHITE

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		237,036
TOTAL MARKET OB/XF VALUE		17,908
TOTAL LAND VALUE - MARKET		38,240
TOTAL MARKET VALUE		293,184
SOH/AGL Deduction		85,118
ASSESSED VALUE		208,066
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		157,344
TOTAL JUST VALUE		293,184
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		296,344

XFOB:1:1: HILL MH

BLDG:1:1: HILL MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
15802	SFR	315	07/19/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1172/1466	4/24/2009	WD	Q	I	01	173,000
GRANTOR: BRYON & MARGARET RYE						
GRANTEE: REBECCA MCDANIEL						
1053/2769	7/29/2005	WD	Q	I		205,000
GRANTOR: ROWE						
GRANTEE: RYE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W25 FGR= W19 S23 E19 N23$ S23 W11 FOP= W9 S5 E9 N5$ S5 E8 S32 E28 N17 E12 N23 FSP= N20 W12 S20 E12$ W12 N20$.

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	100	0	0	888.00	UT	1.50	1.50	100	2000	2000	3	100	1,332	
2	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2007	2007	3	100	2,000	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0294	SHED WOOD/	0	100	16	24	384.00	UT	14.00	14.00	100	2007	2007	3	100	5,376	
5	0252	LEAN-TO W/	0	100	10	24	240.00	UT	2.50	2.50	100	2007	2007	3	100	600	
6	0252	LEAN-TO W/	0	100	10	24	240.00	UT	2.50	2.50	100	2007	2007	3	100	600	
7	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	1,000	

LAND DESCRIPTION

TOTAL OB/XF 17,908

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	100		A-1	0.00	0.00	4.78	AC		1.00	1.00	0.80	10,000.00	8,000.00	38,240							

REVIEW DATE 12/13/2017 BY BC Total Acres: 4.78 Total Land Value: 38,240 Market: 0 Agricultural: 0 Common: 38,240 PRINTED 11/19/2025 BY SYS