

COMM NE COR OF SEC 24-7S-16E, RU
LINE OF SEC 19-7S-17 A DIST OF 1
1111.14 FT TO SW R/W OF THE ABAN

BRYANT MELISSA H
103 SW BUCK CT
FORT WHITE, FL 32038

2026

19-7S-17-10025-108



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	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	19717.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100		1,620	45,840
UOP	270	25		68	1,924

TOTALS	1,890			1,688	47,764
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0040	BARN,POLE	0	0	36	48	1,728.00	UT	3.00
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0200	C	MBL HM	0		A-1	0.00	0.00	1.01
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	9.00
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	9.00

REVIEW DATE	12/19/2017	BY	BC
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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	
0800	02	1,688	117.9000	70.74	119,409	1992	1992	0	0	0	60.00	40.00	
1 MOBILE HME 0% - 0													
Heated Area: 1620 HX Base Yr													
BAS													
UOP													

321 SW GUERNSEY WAY, FORT WHITE	04/07/2025	MLU
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BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

TOTAL OB/XF													
13,384													

Total Acres: 10.01	Total Land Value: 12,115	Market: 85,500	Agricultural: 2,520	Common: 9,595
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COLUMBIA COUNTY PROPERTY									
PAGE 1 of 1									

VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		47,764
TOTAL MARKET OB/XF VALUE		13,384
TOTAL LAND VALUE - MARKET		95,095
TOTAL MARKET VALUE		73,263
SOH/AGL Deduction		12,135
ASSESSED VALUE		61,128
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		61,128
TOTAL JUST VALUE		156,243
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		156,243

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8429	PUMP/UTPOL	30	05/31/1994

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1501/312	10/17/2023	LE	U	I	14	100	
GRANTOR: BRYANT MELISSA H (ENH)							
GRANTEE: BRYANT GARRETT P (R)							
1444/2157	8/10/2021	QC	U	I	11	100	
GRANTOR: WATSON DAVID F JR							
GRANTEE: BRYANT MELISSA H							

BUILDING NOTES									
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BUILDING DIMENSIONS									
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BAS= W60 S27 E60 UOP= E10 N27 W10 S27\$ N27\$.