COMM SE COR, RUN W 515.46 FT TO NW'LY ALONG R/W 2719.38 FT FT FO CONT NW 266.71 FT, NE 823.55 FT,

LALONDE RICHARD F/LALONDE JENNIFER L
1951 SW US HIGHWAY 27
FORT WHITE, FL 32038

2026

19-7S-17-10026-009

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

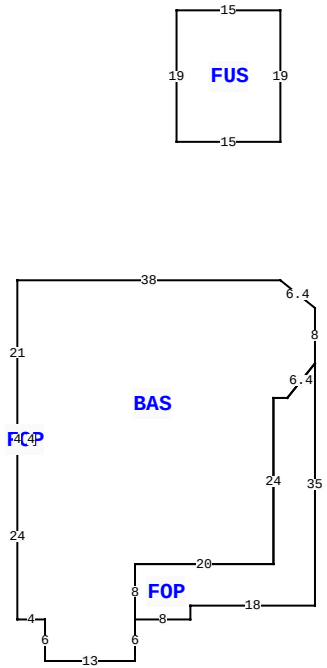
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 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	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	19717.030	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,805	100		1,805	175,325
FOP	8	30		2	194
FOP	326	30		98	9,519
FUS	285	100		285	27,683
TOTALS	2,424			2,190	212,720

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,190	115.6320	129.51	283,627	2000	2000	0	0	0	25.00	75.00

1 SINGLE FAM 100% - 2010 Heated Area: 2090 HX Base Yr 2010



1951 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		212,720
TOTAL MARKET OB/XF VALUE		27,155
TOTAL LAND VALUE - MARKET		50,400
TOTAL MARKET VALUE		251,006
SOH/AGL Deduction		77,170
ASSESSED VALUE		173,836
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		123,114
TOTAL JUST VALUE		290,275
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		293,454

PERMIT NUM	DESCRIPTION	AMT	ISSUED
41212	ELECTRICAL		01/27/2021
041167	POOL		01/15/2021
15892	SFR	340	08/11/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1166/2162	1/28/2009	WD	Q	I	01	242,900
GRANTOR: TONEY & LORETTA STEPH						
GRANTEE: RICHARD & JENNIFER						
0883/2277	6/30/1999	WD	Q	V		25,000
GRANTOR: POLK						
GRANTEE: STEPHENS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W38 S21 E2 S4 W2 S24 E4 S6 E13 N6 N8 E20 N24 E2 U5R4 N8 U4L5 $
FOP=[ORIG=-21,49] E8 N2 E18 N35 D5L4 W2 S24 W20 S8 $
FUS=[ORIG=0,-20] N19 W15 S19 E15 $
FOP=[ORIG=-38,21] S4 E2 N4 W2 $.
.

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	0040	BARN,POLE	0	100	15	24	360.00	UT	3.00	3.00	100	2000	2000	3	100	1,080	
2	0294	SHED WOOD/	0	100	13	24	312.00	UT	14.00	14.00	100	2000	2000	3	100	4,368	
3	0252	LEAN-TO W/	0	100	10	24	240.00	UT	4.00	4.00	100	2000	2000	3	100	960	
4	0252	LEAN-TO W/	0	100	14	24	336.00	UT	4.00	4.00	100	2000	2000	3	100	1,344	
5	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2007	2007	3	100	2,000	
6	0169	FENCE/WOOD	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	2021	2020		100	1,500	
7	0280	POOL R/CON	0	100	30	15	450.00	UT	38.00	38.00	100	2022	2021		93	15,903	

LAND DESCRIPTION

TOTAL OB/XF 27,155

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			0.00	0.00	1.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	10,000							
2	6200	A	PASTURE 3	0			0.00	0.00	4.04	AC		1.00	1.00	1.00	280.00	280.00	1,131							
3	9910	M	MKT.VAL.AG	0			0.00	0.00	4.04	AC		1.00	1.00	1.00	10,000.00	10,000.00	40,400							

REVIEW DATE 11/29/2021 BY BC Total Acres: 5.04 Total Land Value: 11,131 Market: 40,400 Agricultural: 1,131 Common: 10,000 PRINTED 11/18/2025 BY SYS