COMM NW COR OF SW1/4 OF NW1/4 OF
RUN E 87.45 FT, S 724.98 FT TO N
LANE FOR POB, CONT S ALONG C/L B

BRIER KELLY
178 SW BUCK CT
FORT WHITE, FL 32038

2026

19-7S-17-10026-014

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

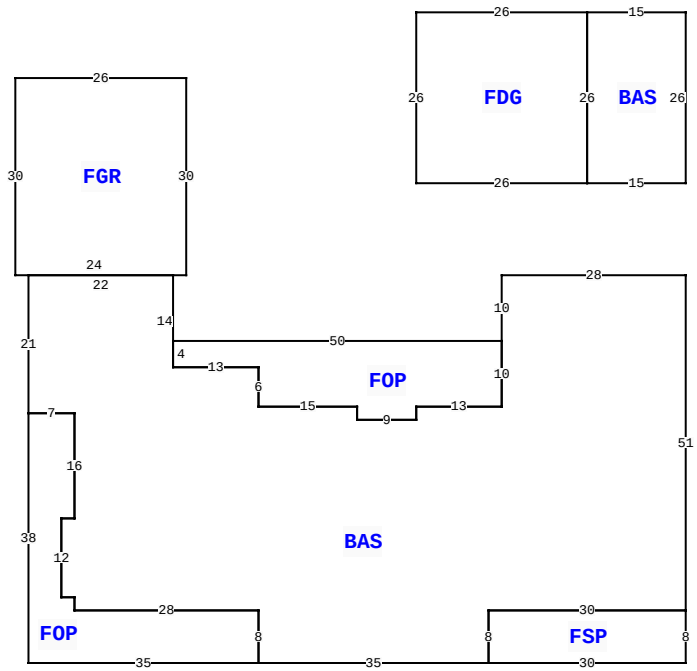
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 50
Exterior Wall	31	VINYL SID 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
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	390	100		390	28,469
BAS	4,254	100		4,254	310,535
FDG	676	60		406	29,637
FGR	780	55		429	31,317
FOP	440	30		132	9,636
FOP	466	30		140	10,220
FSP	240	40		96	7,008
TOTALS	7,246			5,847	426,822

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	5,847	84.6450	101.57	593,880	2000	2000	0	0	0	28.13	71.87

1 EXCEPT SFR 100% - 2025 Heated Area: 4644 HX Base Yr 2025



178 SW BUCK CT, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		426,822
TOTAL MARKET OB/XF VALUE		12,268
TOTAL LAND VALUE - MARKET		98,040
TOTAL MARKET VALUE		537,130
SOH/AGL Deduction		0
ASSESSED VALUE		537,130
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		486,408
TOTAL JUST VALUE		537,130
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		543,840

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049269	Roof Replacement	35,900	02/22/2024
16678	SFR	655	03/01/2000
15990	GARAGE	185	09/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1516/2135	6/12/2024	WD	Q	I	01	625,000
GRANTOR: TRAMEL ROBERT J						
GRANTEE: BRIER KELLY						
1504/151	12/06/2023	PB	U	I	18	0
GRANTOR: CLERK OF COURT (TRAME						
GRANTEE: TRAMEL ROBERT J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W28 S10 FOP= W50S4 E13 S6 E15 S2 E9 N2 E13 N10$ S10 W13 S2 W9 N2 W15 N6 W13 N14 FGR= E2 N30 W26 S30 E24 $ W22 S21 FOP= S38 E35 N8 W28 N2 W2 N12 E2 N16 W7$ E7 S16 W2 S12 E2 S2 E28 S8 E35 FSP= E30 N8 W30 S8$ N8 E30 N51$ PTR= N40 BAS= W15 FDG= W26 S26 E26 N26$ S26 E15 N26$ S40$.

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	0280	POOL R/CON	0	100	10	26	260.00	UT	70.00	70.00	100	2002	2002	3	40	7,280	
2	0282	POOL ENCL	0	100	22	34	748.00	UT	15.00	15.00	100	2002	2002	3	40	4,488	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 12,268

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	10.32	AC		1.00	1.00	1.00	9,500.00	9,500.00	98,040							

REVIEW DATE 06/14/2024 BY TP Total Acres: 10.32 Total Land Value: 98,040 Market: 0 Agricultural: 0 Common: 98,040 PRINTED 11/18/2025 BY SYS