COMM SE COR, RUN W 515.46 FT TO
N 26 DEG W ALONG R/W 3252.80 FT
CONT NW ALONG R/W 191 FT, N 62 D

ZAHLER JOSEPH J
2053 SW US HWY 27
FORT WHITE, FL 32038

2026

19-7S-17-10026-018

BUILDING CHARACTERISTICS

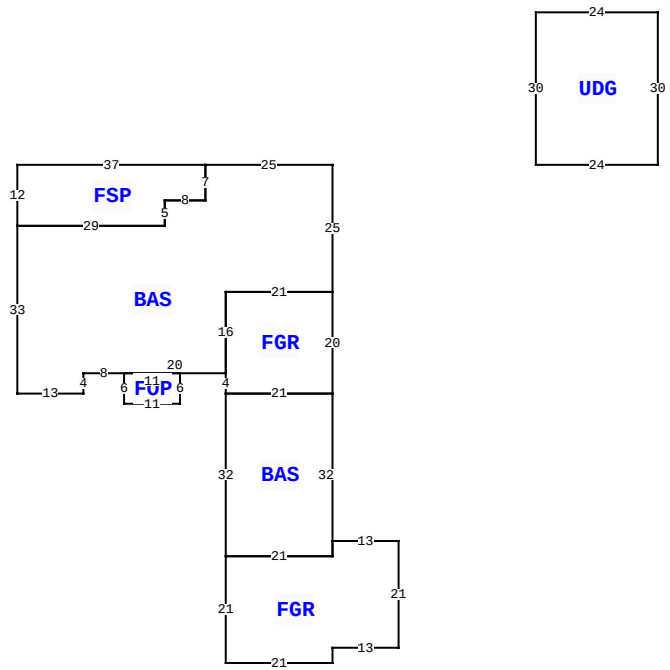
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	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	672	100		672	61,532
BAS	1,854	100		1,854	169,761
FGR	420	55		231	21,152
FGR	714	55		393	35,985
FOP	66	30		20	1,832
FSP	404	40		162	14,834
UDG	720	55		396	36,260
TOTALS	4,850			3,728	341,353

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,728	107.5730	120.48	449,149	2001	2001	0	0	0	24.00	76.00

1 SINGLE FAM 100% - 2006 Heated Area: 2526 HX Base Yr 2006



2053 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

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		341,353
TOTAL MARKET OB/XF VALUE		5,131
TOTAL LAND VALUE - MARKET		34,100
TOTAL MARKET VALUE		380,584
SOH/AGL Deduction		125,521
ASSESSED VALUE		255,063
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		204,341
TOTAL JUST VALUE		380,584
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		385,076

PERMIT NUM	DESCRIPTION	AMT	ISSUED
24492	ADDN SFR	348	05/10/2006
17340	SFR	310	08/21/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1054/1044	7/29/2005	WD	Q	I		183,100
GRANTOR: RITZIE M & EVELYN MAR						
GRANTEE: JOSEPH J ZAHNER						
0923/1525	3/30/2001	WD	Q	V	01	100
GRANTOR: RITZIE MARTINEZ						
GRANTEE: RITZIE M& EVELYN MA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W25 FSP= W37 S12 E29 N5 E8 N7$ S7 W8 S5 W29 S33 E13 N4 E8 FOP= S6 E11 N6 W11$ E20 FGR= S4 BAS= S32 FGR= S21 E21 N3 E13 N21 W13 S3 W21$ E21 N32 W21$ E21 N20 W21 S16$ N16 E21 N25$ PTR= E40 UDG= E24 N30 W24 S30$ W40$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2001	2001	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	482.00	UT	1.50	1.50	100	2001	2001	3	100	723	
3	0296	SHED METAL	0	100	8	10	80.00	UT	5.00	5.00	100	2001	2001	3	100	400	
4	0169	FENCE/WOOD	0	100	0	0	208.00	UT	13.50	13.50	100	2007	2007	3	100	2,808	

LAND DESCRIPTION

TOTAL OB/XF 5,131

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	3.10	AC		1.00	1.00	1.00	11,000.00	11,000.00	34,100							

REVIEW DATE 12/13/2017 BY BC Total Acres: 3.10 Total Land Value: 34,100 Market: 0 Agricultural: 0 Common: 34,100 PRINTED 11/19/2025 BY SYS