

COMM NW COR OF SW1/4 OF NW1/4, R  
S 370.28 FT TO POB, CONT S 354.7  
1235AKA LOT 27 COX SURVEY OFF US

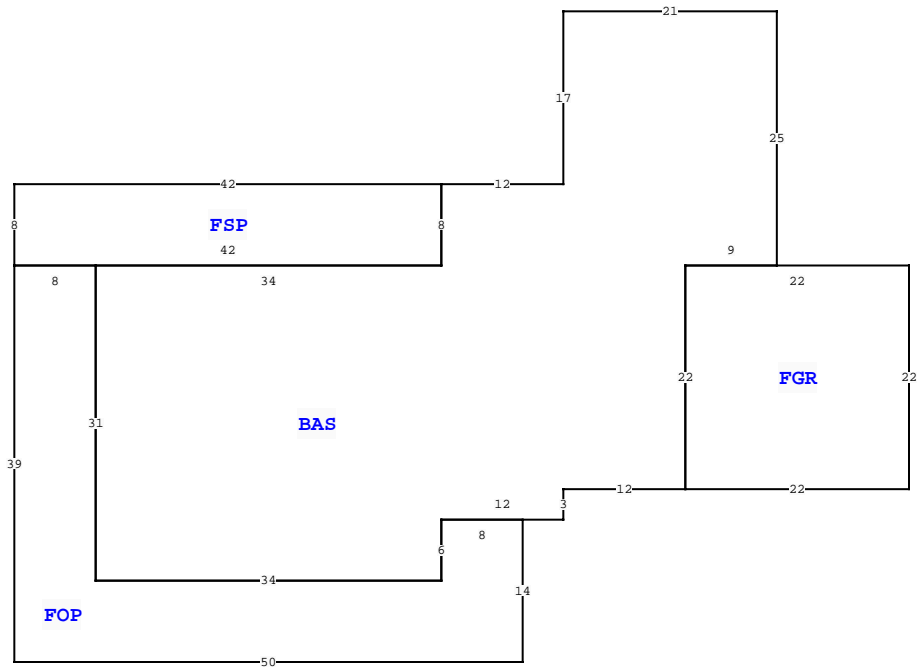
BRYANT MELISSA H  
103 SW BUCK CT  
FORT WHITE, FL 32038

**2026**

20-7S-17-10027-127  
VALUATION SUMMARY

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK 100	
Roof Structur	08	IRREGULAR 100	
Roof Cover	14	PREFIN MT 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	15	HARDTILE 100	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		3 100	
Bathrooms		2.5 100	
Frame	02	WOOD FRAME 100	
Stories	1.	1. 100	
Architctual Units	05	CONV 100 0 100	
Quality	07	07	
DOR CODE	5000 IMPROVED AG		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	20717.010 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,239	100	
FGR	484	55	
FOP	696	30	
FSP	336	40	
TOTALS	3,755		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2	SINGLE FAM	100%	- 2007								
Heated Area: 2239						HX Base Yr 2007					



COLUMBIA COUNTY PROPERTY			
PAGE 1 of 2			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		377,838	
TOTAL MARKET OB/XF VALUE		67,465	
TOTAL LAND VALUE - MARKET		95,570	
TOTAL MARKET VALUE		457,340	
SOH/AGL Deduction		141,987	
ASSESSED VALUE		315,353	
TOTAL EXEMPTION VALUE		HX HB 50,722	
BASE TAXABLE VALUE		264,631	
TOTAL JUST VALUE		540,873	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		546,615	
SALE:1:1: PARCEL 27. MAP #3.27.			
XFOB:1:1: CRESTPOINT MH			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
37346	MAINT/ALTR	120	10/22/2018
25554	POOL ENCL	40	02/20/2007
25400	POOL	125	01/12/2007
25126	SFR	692	10/16/2006

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						
1444/2161	8/10/2021	WD	U	I	11	100
GRANTOR: WATSON DAVID F JR						
GRANTEE: BRYANT MELISSA H						

EXTRA FEATURES																
L N	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	1.00	UT	0.00	100	1993	1993	3	100	500	
2	0294	SHED WOOD/	0	100	8	10	80.00	UT	7.50	100	2003	2003	3	100	600	
3	0252	LEAN-TO W/	0	100	5	10	50.00	UT	2.00	100	2003	2003	3	100	100	
4	0252	LEAN-TO W/	0	100	5	10	50.00	UT	2.00	100	2003	2003	3	100	100	
5	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	100			3	100	7,000	
6	0252	LEAN-TO W/	0	100	5	10	50.00	UT	2.00	100	2003	2003	3	100	100	
7	0296	SHED METAL	0	100	8	10	80.00	UT	5.00	100	2003	2003	3	100	400	
8	0296	SHED METAL	0	100	8	10	80.00	UT	5.00	100	2003	2003	3	100	400	
9	0280	POOL R/CON	0	100	15	27	405.00	UT	70.00	100	2007	2007	3	54	15,309	
10	0282	POOL ENCL	0	100	44	54	2,376.00	UT	15.00	100	2007	2007	3	40	14,256	

LAND DESCRIPTION												TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	9,500.00	9,500.00	9,500							
2	9910	M	MKT. VAL. AG	0			0.00	0.00	9.06	AC		1.00	1.00	1.00	9,500.00	9,500.00	86,070							
3	6200	A	PASTURE 3	0		A-1	0.00	0.00	9.06	AC		1.00	1.00	1.00	280.00	280.00	2,537							
TOTALS												38,765												

REVIEW DATE 12/13/2018 BY DF																								
Total Acres: 10.06					Total Land Value: 12,037					Market: 86,070					Agricultural: 2,537					Common: 9,500				

