COMM SW COR OF SW1/4 OF SE1/4,
RUN E 476.09 FT FOR POB, CONT
E 315.63 FT, N 924.20 FT, E

POSSUM GLEN ENTEPRISES LLC
27110 NW 203RD PLACE
HIGH SPRINGS, FL 32643

**2026**

**24-7S-16-04315-005**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

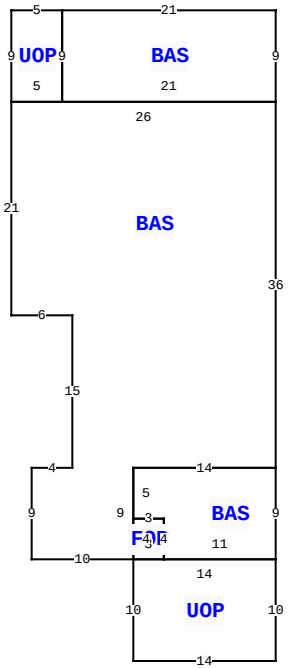
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 01 | MINIMUM 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 08 | SHT VINYL 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 2 100 |
| Frame | 01 | NONE 100 |
| Stories | 1. | 1. 100 |
| Architectual | 05 | CONV 100 |
| Units | | 0 100 |
| Condition Adj | 02 | 02 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 03 | 03 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 02 |
| NEIGHBORHOOD/LOC | 24716.00 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 114 | 100 | | 114 | 7,300 |
| BAS | 189 | 100 | | 189 | 12,103 |
| BAS | 936 | 100 | | 936 | 59,940 |
| FOP | 12 | 30 | | 4 | 256 |
| UOP | 45 | 20 | | 9 | 577 |
| UOP | 140 | 20 | | 28 | 1,793 |
| TOTALS | 1,436 | | | 1,280 | 81,969 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,280 | 87.9660 | 98.52 | 126,106 | 1900 | 1900 | 0 | 0 | 0 | 35.00 | 65.00 |

1 SINGLE FAM 0% - 0 Heated Area: 1239 HX Base Yr




200 SW MYSTICAL DR, 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 | 81,969 |
| TOTAL MARKET OB/XF VALUE | 19,600 |
| TOTAL LAND VALUE - MARKET | 98,420 |
| TOTAL MARKET VALUE | 199,989 |
| SOH/AGL Deduction | 25,323 |
| ASSESSED VALUE | 174,666 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 174,666 |
| TOTAL JUST VALUE | 199,989 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 199,989 |

SALE:3:1: 12.03 ACRES AND HOUSE

PRMT:2:1: VINYL SIDING TO HOUSE

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 33464 | M H | 325 | 10/19/2015 |
| 11938 | REMODEL | 50 | 12/10/1996 |
| 9216 | PUMP/UTPOL | 30 | 01/03/1995 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1265/2630 | 10/17/2013 | TR | U | I | 11 | 40,000 |
| GRANTOR:ELKIN P COOK JR AS TR | | | | | | |
| GRANTEE:POSSUM GLEN ENTERPR | | | | | | |
| 1230/0122 | 2/15/2012 | WD | U | I | 30 | 100 |
| GRANTOR:ELKIN P COOK JR (IND | | | | | | |
| GRANTEE:ELKIN P COOK JR AS | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W26 S21 E6 S15 W4 S9 E10UOP= S10 E14 N10 W14$ FOP= E3
BAS= E11 N9 W14 S5 E3 S4$ N4 W3 S4$ N9 E14 N36 BAS= N9 W21
UOP= W5 S9 E5 N9$ S9 E21$.

## 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 | 0294 | SHED WOOD/ | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2015 | 2015 | 3 | 100 | 1,800 | |
| 2 | 0020 | BARN,FR | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2015 | 2015 | 3 | 100 | 1,800 | |
| 3 | 9947 | Septic | 0 | 0 | 0 | 0 | 1.00 | UT | 3,000.00 | 3,000.00 | 100 | | | 3 | 100 | 3,000 | |
| 4 | 9947 | Septic | 0 | 0 | 0 | 0 | 1.00 | UT | 3,000.00 | 3,000.00 | 100 | | | 3 | 100 | 3,000 | |
| 5 | 9947 | Septic | 0 | 0 | 0 | 0 | 1.00 | UT | 3,000.00 | 3,000.00 | 100 | | | 3 | 100 | 3,000 | |
| 6 | 9945 | Well/Sept | 0 | 0 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | | | 3 | 100 | 7,000 | |

## LAND DESCRIPTION

TOTAL OB/XF 19,600

| 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 | 0 | | A-1 | 0.00 | 0.00 | 10.36 | AC | | 1.00 | 1.00 | 1.00 | 9,500.00 | 9,500.00 | 98,420 | | | | | | | |

REVIEW DATE 07/10/2015 BY DF Total Acres: 10.36 Total Land Value: 98,420 Market: 0 Agricultural: 0 Common: 98,420 PRINTED 10/30/2025 BY SYS