(AKA PARCELS 8 & 9, BUCKHEAD WOO
COMM NW COR OF SW1/4, RUN E 494.
E R/W BUCKHEAD WOODS RD, SE 657.

FINKLEY DEXTER/FINKLEY REOLA
260 SW MYSTIC WAY
FORT WHITE, FL 32038

2026

25-5S-16-03716-108

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	6200	PASTURE CLS33	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	25516.010 1.00/		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

249 SW BUCKHEAD WAY, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	146,250
TOTAL MARKET VALUE	4,550
SOH/AGL Deduction	0
ASSESSED VALUE	4,550
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	4,550
TOTAL JUST VALUE	146,250
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	146,250

PERMIT NUM	DESCRIPTION	AMT	ISSUED
40459	M H	0	08/27/2020
19197	M H	125	02/06/2002
14174	PUMP/UTPOL	30	06/22/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0836/0936	3/15/1997	WD	Q	V		24,000

GRANTOR: COLUMBIA TIMBERLANDS
GRANTEE: FINKLEY

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	6200	A	PASTURE 3	0		A-1	0.00	0.00	16.25	AC		1.00	1.00	1.00	280.00	280.00	4,550							
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	16.25	AC		1.00	1.00	1.00	9,000.00	9,000.00	146,250							

REVIEW DATE 04/08/2025 BY MLU Total Acres: 16.25 Total Land Value: 4,550 Market: 146,250 Agricultural: 4,550 Common: 0 PRINTED 11/19/2025 BY SYS