

(AKA LOT 13 BUCKHEAD WOODS S/D U
COMM NE COR OF W1/2 OF SE1/4, RU
FOR POB, CONT S 508.04 FT, W 920

COPPEDGE FAMILY TRUST
259 SW MYSTIC WAY
FORT WHITE, FL 32038

2026

25-5S-16-03716-113



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100

Quality	06	06
DOR CODE	0100 SINGLE FAMILY	
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
BAS	400	100		400	49,178
BAS	1,596	100	2022	1,596	196,220
FCP	656	25		164	20,163
FOP	1,252	30		376	46,227

TOTALS	3,904			2,536	311,788
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0031	BARN,MT AE	0	100	60	60	3,600.00	UT	12.00
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00
3	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00
4	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		A-1	0.00	0.00	10.73

REVIEW DATE	11/15/2019	BY	KR
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TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,536	124.7400	139.71	354,305	2013	2013	0	0	0	12.00	88.00
1 SINGLE FAM 100% - 2014 Heated Area: 1996 HX Base Yr 2014												

259 SW MYSTIC WAY, FORT WHITE	BLD DATE	LGL DATE	04/07/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	0031	BARN,MT AE	0	100	60	60	3,600.00	UT	12.00	12.00	100	2007	2007	3	100	43,200	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	1,200	
3	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	300	
4	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,800	

TOTAL OB/XF										46,500							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	0100	C	SFR	100		A-1	0.00	0.00	10.73	AC		1.00	1.00	1.00	9,500.00	9,500.00	101,935

Total Acres: 10.73	Total Land Value: 101,935	Market: 0	Agricultural: 0	Common: 101,935
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COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE				311,788	
TOTAL MARKET OB/XF VALUE				46,500	
TOTAL LAND VALUE - MARKET				101,935	
TOTAL MARKET VALUE				460,223	
SOH/AGL Deduction				275,639	
ASSESSED VALUE				184,584	
TOTAL EXEMPTION VALUE		HX HB SX WX		105,722	
BASE TAXABLE VALUE				78,862	
TOTAL JUST VALUE				460,223	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				463,766	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
31432	SFR	595	09/11/2013
17839	PUMP/UTPOL	30	01/18/2001

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1313/1291	4/11/2016	WD U	I	I	30	100	
GRANTOR: THOMAS N III & GERTRU							
GRANTEE: THOMAS N III & GERT							
1040/1196	3/04/2005	WD U	V	V	08	55,000	
GRANTOR: TERRY MITCHELL							
GRANTEE: THOMAS N III & GERT							

BUILDING NOTES									
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BUILDING DIMENSIONS									
FOP=[ORIG=-16,0] W4 N3 W61 S44 E65 N8 W57 N28 E57 N5 \$									
FCP=[ORIG=0,0] W16 S41 E16 N41 \$									
BAS=[ORIG=0,0] N20 W20 S20 E20 \$									
BAS=[YR=2022;DPR_YEAR=2013;ORIG=-73,5] E57 S28 W57 N28 \$									