(AKA E 5 AC OF LOT 8 BUCKEHEAD W
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

2025

25-5S-16-03716-138

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Units		0 100
Quality	05	05

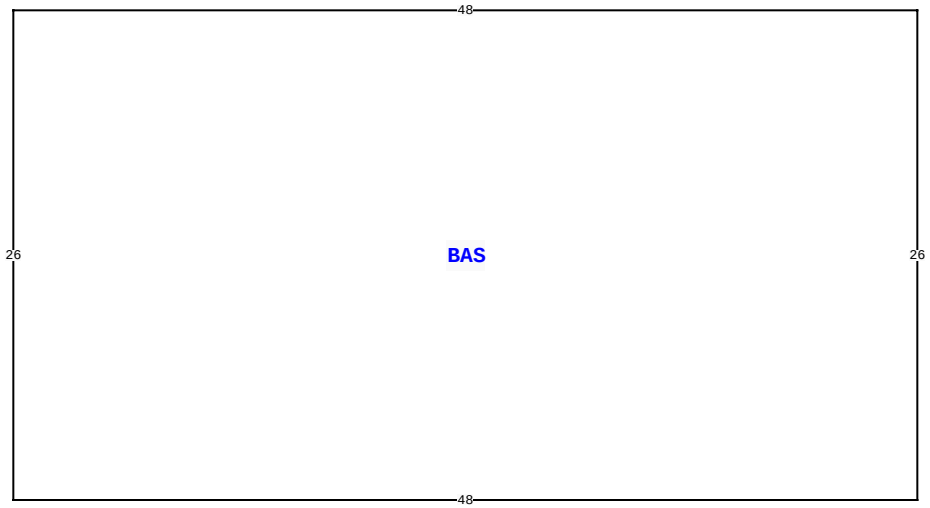
DOR CODE	5000	IMPROVED AG	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	25516.010 1.00/		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,248	100		1,248	130,873
TOTALS	1,248			1,248	130,873

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	1,248	113.9000	112.76	140,724	2021	2020	0	0	0	7.00	93.00

1 MANUF 2 – 100% - 2021 Heated Area: 1248 HX Base Yr 2021



260 SW MYSTIC WAY, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/10/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		130,873
TOTAL MARKET OB/XF VALUE		7,400
TOTAL LAND VALUE - MARKET		50,100
TOTAL MARKET VALUE		149,396
SOH/AGL Deduction		62,701
ASSESSED VALUE		86,695
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		35,973
TOTAL JUST VALUE		188,373
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		181,739

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1418/2107	9/03/2020	WD	U	I	30	100
GRANTOR: DEXTER & REOLA FINKLE						
GRANTEE: DEXTER & REOLA FINK						
1413/2785	6/24/2020	WD	U	I	30	100
GRANTOR: DEXTER & REOLA FINKLE						
GRANTEE: DEXTER & REOLA FINK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 S26 E48 N26$.

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	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	400	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,400

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	0200	C	MBL HM	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	10,000							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	4.01	AC		1.00	1.00	1.00	280.00	280.00	1,123							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	4.01	AC		1.00	1.00	1.00	10,000.00	10,000.00	40,100							

REVIEW DATE 09/22/2020 BY JB Total Acres: 5.01 Total Land Value: 11,123 Market: 40,100 Agricultural: 1,123 Common: 10,000 PRINTED 06/23/2025 BY SYS