COMM AT SE COR OF SEC, N 1319.67
N 628.89 FT, W 1301.01 FT TO E R
ALONG R/W 628.32 FT, E 1321.03 F

COLUMBIA COUNTY, FLORIDA
P O BOX 1529
LAKE CITY, FL 32056

2026

28-6S-16-03962-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	27	PREFIN MTL 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		9 100
Frame	02	WOOD FRAME 100
Story Height		10 100
RMS		2 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05

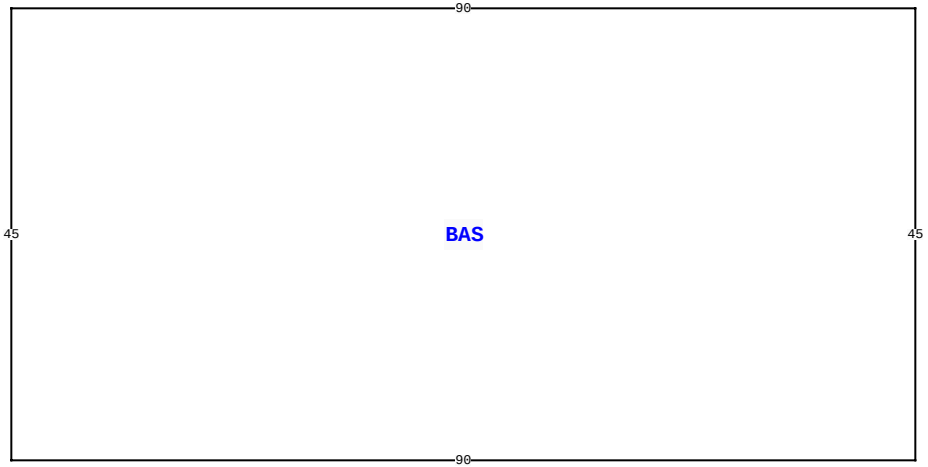
DOR CODE	8600	COUNTY IMP	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	28616.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	4,050	100		4,050	152,607
TOTALS	4,050			4,050	152,607

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
5800	04	4,050	104.1536	56.24	227,772	2000	2000	0	0	0	33.00	67.00

1 REC FACIL 0% - 0 Heated Area: 4050 HX Base Yr



17651 SW STATE ROAD 47 , FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		152,607
TOTAL MARKET OB/XF VALUE		50,425
TOTAL LAND VALUE - MARKET		245,830
TOTAL MARKET VALUE		448,862
SOH/AGL Deduction		0
ASSESSED VALUE		448,862
TOTAL EXEMPTION VALUE	03	448,862
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		448,862
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		453,418

PRMT:1:1: SOUTH COL. COMMUNITY CENTER

SALE:1:1: $75000 FOR 25 ACRES (REFER TO #03962-001

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045835	Electrical Servic	0	11/02/2022
18929	PUMP/UTPOL	0	11/06/2001
17019	COUNTY	0	05/26/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0791/1789	5/19/1994	WD	U	V	12	75,000

GRANTOR: HORTON TIMBER COMPANY

GRANTEE: COLUMBIA COUNTY

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W90 S45 E90 N45$.

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	0140	CLFENCE 6	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	5,000	
2	0260	PAVEMENT-A	0	0	0	0	49,859.00	UT	0.90	0.90	100	1993	1993	3	100	44,873	
3	0166	CONC,PAVMT	0	0	0	0	368.00	UT	1.50	1.50	100	2000	2000	3	100	552	

LAND DESCRIPTION

TOTAL OB/XF 50,425

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	8600	C	COUNTY	0		A-1	0.00	0.00	18.91	AC		1.00	1.00	1.00	13,000.00	13,000.00	245,830							

REVIEW DATE 12/02/2024 BY SYS Total Acres: 18.91 Total Land Value: 245,830 Market: 0 Agricultural: 0 Common: 245,830 PRINTED 11/18/2025 BY SYS