COMM SE COR OF NE1/4 OF SE1/4, R
LINE 589.75 FT TO INTERS WITH NE
NW 561.43 FT FOR POB, RUN NW 417

OPEN DOOR CHURCH MINISTRY CORP
19358 SW STATE RD 47
FORT WHITE, FL 32038

2026

29-6S-16-03969-034

BUILDING CHARACTERISTICS

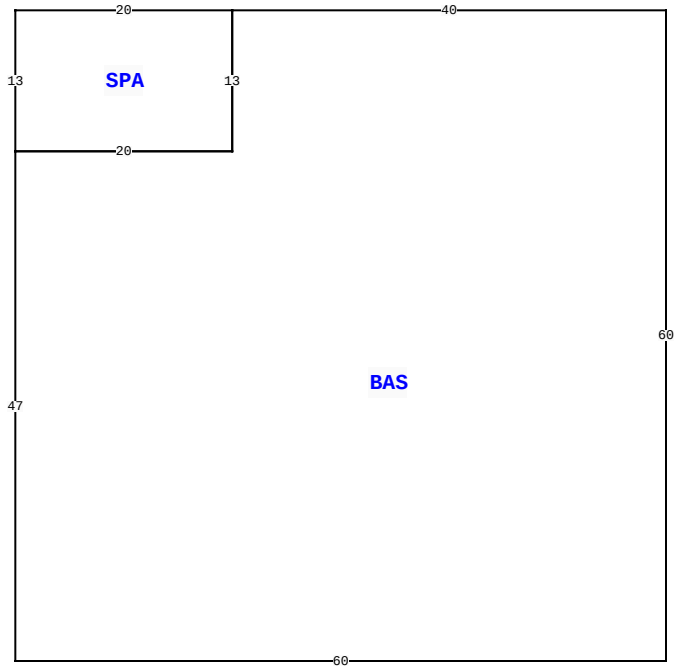
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 80
Exterior Wall	08	WD OR PLY 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	06	VINYL ASB 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		4 100
Frame	03	MASONRY 100
Story Height		0 100
RMS		2 100
Stories	0	0 100
Units		0 100
Condition Adj	03	03 100
Quality	03	03
DOR CODE	1100	STORES/1 STORY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	29616.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,340	100		3,340	51,690
SPA	260	85		221	3,420
TOTALS	3,600			3,561	55,110

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
3600	04	3,561	70.3408	38.69	137,775	1981	1981	0	0	10	50.00	40.00

1 STORE DISC 0% - 0 Heated Area: 3561 HX Base Yr



8939 SW US HIGHWAY 27 , FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	55,110
TOTAL MARKET OB/XF VALUE	2,100
TOTAL LAND VALUE - MARKET	50,400
TOTAL MARKET VALUE	107,610
SOH/AGL Deduction	0
ASSESSED VALUE	107,610
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	107,610
TOTAL JUST VALUE	107,610
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	107,610

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1537/2708	4/15/2025	WD	U	I	17	150,000
GRANTOR: HORNE GEORGE L						
GRANTEE: OPEN DOOR CHURCH MI						
0960/0057	7/25/2002	WD	Q	I	01	53,000
GRANTOR: PAYNE FAMILY PARTNERS						
GRANTEE: GEORGE & MARTHA A H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 SPA= W20 S13 E20 N13$ S13 W20 S47 E60 N60$.

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	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	
2	0070	CARPORT UF	0	0	18	20	360.00	UT	2.50	2.50	100	2008	2008	3	100	900	

LAND DESCRIPTION

TOTAL OB/XF 2,100

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	2900	C	WHOLESALER	0		CG	0.00	0.00	2.00	AC		1.00	1.00	1.80	14,000.00	25,200.00	50,400							

REVIEW DATE 07/23/2025 BY TP Total Acres: 2.00 Total Land Value: 50,400 Market: 0 Agricultural: 0 Common: 50,400 PRINTED 10/24/2025 BY SYS