COMM SW COR OF NE1/4 OF NW1/4, R
E R/W OF US HWY-27, N 49 DEG W A
FOR POB, CONT ALONG E R/W 208.61

MOCK MARY S
9567 SW US 27
FORT WHITE, FL 32038

**2026**

**29-6S-16-03974-003**

## BUILDING CHARACTERISTICS

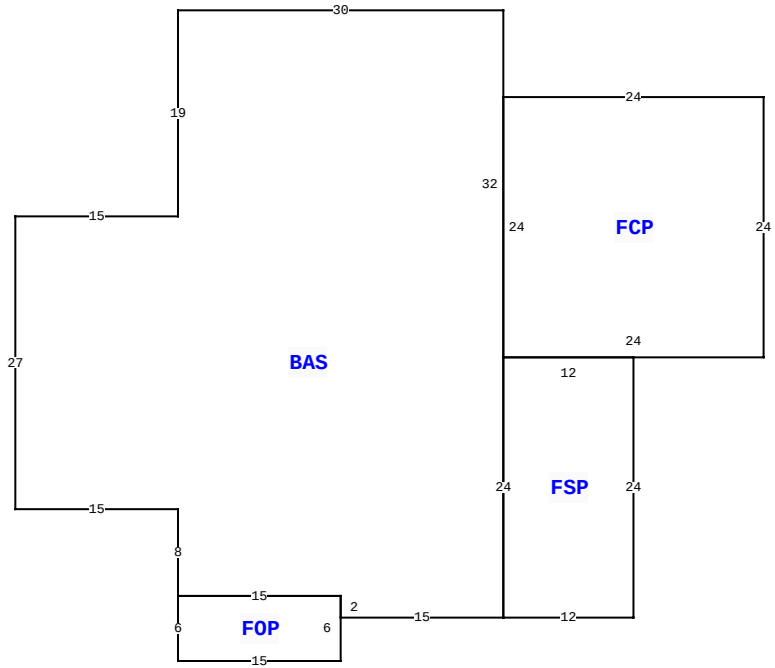
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 14 | PREFIN MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Stories | 1. | 1. 100 |
| Architectual | 01 | CONV 100 |
| Units | | 0 100 |
| Condition Adj | 03 | 03 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 05 | 05 |
| DOR CODE | 5000 | IMPROVED AG |
| 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 | 2,055 | 100 | | 2,055 | 138,931 |
| FCP | 576 | 25 | | 144 | 9,736 |
| FOP | 90 | 35 | | 32 | 2,164 |
| FSP | 288 | 40 | | 115 | 7,774 |
| TOTALS | 3,009 | | | 2,346 | 158,604 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0201 | 02 | 2,346 | 117.9000 | 110.83 | 260,007 | 2009 | 2009 | 0 | 0 | 0 | 39.00 | 61.00 |

1 MANUF 1 100% - 2006 Heated Area: 2055 HX Base Yr 2006




9567 SW US HIGHWAY 27 , FORT WHITE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/13/2024 MLU |
| INC DATE | | AG DATE | |

## COLUMBIA COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 158,604 |
| TOTAL MARKET OB/XF VALUE | | 14,838 |
| TOTAL LAND VALUE - MARKET | | 17,010 |
| TOTAL MARKET VALUE | | 178,027 |
| SOH/AGL Deduction | | 75,639 |
| ASSESSED VALUE | | 102,388 |
| TOTAL EXEMPTION VALUE | HX HB WX | 55,722 |
| BASE TAXABLE VALUE | | 46,666 |
| TOTAL JUST VALUE | | 190,452 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 200,853 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 27751 | M H | 425 | 04/20/2009 |
| 23820 | M H | 501 | 11/07/2005 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1389/0761 | 7/12/2019 | LE | U | I | 14 | 0 |
| GRANTOR: MELVIN & MARY MOCK | | | | | | |
| GRANTEE: MELVIN & MARY MOCK | | | | | | |
| 1032/2717 | 12/13/2004 | QC | Q | V | 06 | 100 |
| GRANTOR: BEATRICE COUNCE | | | | | | |
| GRANTEE: MELVIN & MARY MOCK | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W30 S19 W15 S27 E15 S8 FOP= S6 E15 N6 W15$ E15 S2 E15
FSP= E12 N24 W12 S24$ N24 FCP= E24 N24 W24 S24$ N32$.

## 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 | 0294 | SHED WOOD/ | 0 | 100 | 0 | 0 | 240.00 | UT | 7.50 | 7.50 | 100 | 2005 | 2005 | 3 | 100 | 1,800 | |
| 2 | 0294 | SHED WOOD/ | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2005 | 2005 | 3 | 100 | 500 | |
| 3 | 0070 | CARPORT UF | 0 | 100 | 20 | 25 | 500.00 | UT | 2.50 | 2.50 | 100 | 2008 | 2008 | 3 | 100 | 1,250 | |
| 4 | 0070 | CARPORT UF | 0 | 100 | 18 | 20 | 360.00 | UT | 2.50 | 2.50 | 100 | 2008 | 2008 | 3 | 100 | 900 | |
| 5 | 9945 | Well/Sept | 0 | 100 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | | | 3 | 100 | 7,000 | |
| 6 | 0166 | CONC,PAVMT | 0 | 100 | 0 | 0 | 835.00 | UT | 2.50 | 2.50 | 100 | 2009 | 2009 | 3 | 100 | 2,088 | |
| 7 | 0190 | FPLC PF | 0 | 100 | 0 | 0 | 1.00 | UT | 1,200.00 | 1,200.00 | 100 | 2009 | 2009 | 3 | 100 | 1,200 | |
| 8 | 0252 | LEAN-TO W/ | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2017 | 2017 | 3 | 100 | 100 | |

## LAND DESCRIPTION

TOTAL OB/XF 14,838

| 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 | 3,500.00 | 3,500.00 | 3,500 | | | | | | | |
| 2 | 5600 | A | TIMBER 3 | 0 | | | 0.00 | 0.00 | 3.86 | AC | | 1.00 | 1.00 | 1.00 | 281.00 | 281.00 | 1,085 | | | | | | | |
| 3 | 9910 | M | MKT.VAL.AG | 0 | | | 0.00 | 0.00 | 3.86 | AC | | 1.00 | 1.00 | 1.00 | 3,500.00 | 3,500.00 | 13,510 | | | | | | | |

REVIEW DATE 06/18/2018 BY DF Total Acres: 4.86 Total Land Value: 4,585 Market: 13,510 Agricultural: 1,085 Common: 3,500 PRINTED 10/10/2025 BY SYS