FORT WHITE: COMM NE COR OF
NW1/4 OF SW1/4, RUN S 428.98
FT FOR POB, CONT S 210 FT, W

LEGREE MARY M
PO BOX 463
FORT WHITE, FL 32038

2026

33-6S-16-04045-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

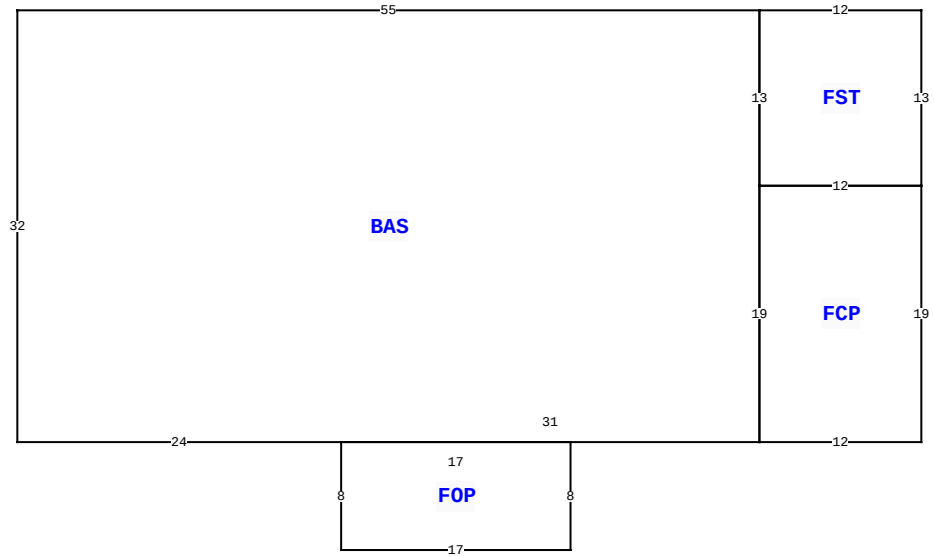
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	06	VINYL ASB 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	16.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,760	100		1,760	146,661
FCP	228	25		57	4,750
FOP	136	30		41	3,416
FST	156	55		86	7,166
TOTALS	2,280			1,944	161,994

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,944	114.4600	128.20	249,221	1982	1982	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1760 HX Base Yr



282 SW PLYMOUTH AVE, FORT WHITE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		161,994
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		16,940
TOTAL MARKET VALUE		178,934
SOH/AGL Deduction		94,705
ASSESSED VALUE		84,229
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		33,507
TOTAL JUST VALUE		178,934
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		178,934

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1310/1271	2/22/2016	WD	U	I	14	100
GRANTOR: MARY LEGREE (RESER L						
GRANTEE: MARIA LEGREE						
1310/1268	2/22/2016	WD	U	I	30	100
GRANTOR: MARY LEGREE (RESER L						
GRANTEE: MARIA LEGREE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W55 S32 E24 FOP= S8 E17N8 W17$ E31 FCP= E12 N19 W12 S19$ N19 FST= E12 N13 W12 S13$ N13$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0100	C	SFR	100			0.00	0.00	1.21	AC		1.00	1.00	1.00	14,000.00	14,000.00	16,940							

REVIEW DATE 06/15/2015 BY DF Total Acres: 1.21 Total Land Value: 16,940 Market: 0 Agricultural: 0 Common: 16,940 PRINTED 11/10/2025 BY SYS