PART OF LOTS 1 & 2, SPRING HILLS
AS: COMM AT NW COR LOT 1, RUN S
LINE DAISY RD, 261.77 FT TO S LI

RAZI JAMES/RAZI KELLY
2209 SW DAISY RD
FORT WHITE, FL 32038

2026

36-5S-15-00484-101

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	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		1 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	04	04

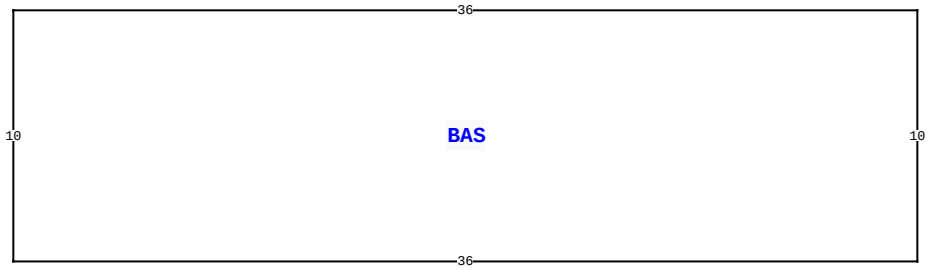
DOR CODE	5000	IMPROVED AG	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	36515.030 1.00/		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	360	100		360	8,446
TOTALS	360			360	8,446

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	360	97.7550	58.65	21,114	1994	1994	0	0	0	60.00	40.00

1 MOBILE HME 0% - 0 Heated Area: 360 HX Base Yr



VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	8,446
TOTAL MARKET OB/XF VALUE	12,250
TOTAL LAND VALUE - MARKET	96,900
TOTAL MARKET VALUE	23,552
SOH/AGL Deduction	3,781
ASSESSED VALUE	19,771
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	19,771
TOTAL JUST VALUE	117,596
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	117,596

PERMIT NUM	DESCRIPTION	AMT	ISSUED
37841	PUMP/UTPOL	50	03/08/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1102/1409	11/15/2006	WD	Q	I		102,500
GRANTOR: STEPHEN PUCKETT						
GRANTEE: JAMES & KELLY RAZI						
0985/2126	5/20/2003	WD	Q	I		157,000
GRANTOR: DOUG & DEBBIE PERKINS						
GRANTEE: STEPHEN PUCKETT						

2209 SW DAISY RD, FORT WHITE

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

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W36 S10 E36 N10$.

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	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	800	
2	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	50	
3	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	400	
4	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
5	0040	BARN,POLE	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	600	
6	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
7	0265	PRCH,UEP	0	0	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	400	

LAND DESCRIPTION

TOTAL OB/XF 12,250

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	6200	A	PASTURE 3	0		A-1	0.00	0.00	10.20	AC		1.00	1.00	1.00	280.00	280.00	2,856							
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	10.20	AC		1.00	1.00	1.00	9,500.00	9,500.00	96,900							

REVIEW DATE 04/09/2019 BY DF Total Acres: 10.20 Total Land Value: 2,856 Market: 96,900 Agricultural: 2,856 Common: 0 PRINTED 11/19/2025 BY SYS