LOT 21 UNIT 1 & LOT 4 UNIT 11 TH ESTATES.

BUZBEE JOEL B/BUZBEE MARIAN J
P O BOX 1313
HIGH SPRINGS, FL 32655-1313

2027

00-00-00-00539-000

BUILDING CHARACTERISTICS

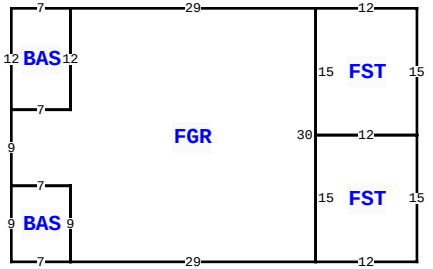
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
DOR CODE	0101	SFRES/SFRES
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC		100000.01 1.00/

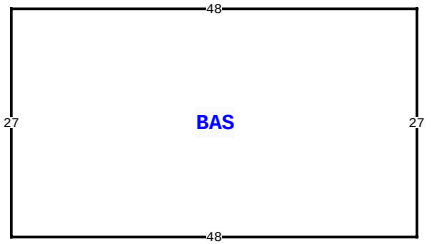
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	63	100		63	6,780
BAS	84	100		84	9,039
BAS	1,296	100		1,296	139,471
FGR	933	55		513	55,207
FST	180	55		99	10,654
FST	180	55		99	10,654
TOTALS	2,736			2,154	231,805

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,154	128.7282	141.60	305,006	2001	2001	0	0	0	24.00	76.00

1 SINGLE FAM 0% - 2003 Heated Area: 1443 HX Base Yr 2003





558 SW RIVERSIDE AVE, FORT WHITE

BLD DATE		LGL DATE	04/14/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

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	100	0	0	1.00	UT	1,200.00	1,200.00	100	2002	2002	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	2,952.00	UT	2.00	2.00	100	2002	2002	3	100	5,904	
3	0084	DOCK-RIVER	0	100	0	0	402.00	UT	14.50	14.50	100	2002	2002	3	40	2,332	
4	0294	SHED WOOD/	0	100	10	10	100.00	UT	7.50	7.50	100	2002	2002	3	100	750	
5	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	1,200	
6	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	400	
7	0166	CONC,PAVMT	0	100	0	0	2,750.00	UT	5.00	5.00	100	2016	2016	3	100	13,750	
8	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2026	2025		95	5,700	

LAND DESCRIPTION

TOTAL OB/XF 31,236

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		A-1	84.00	300.00	83.60	FF		1.00	1.00	1.00	1,200.00	1,200.00	100,320							
2	0100	C	SFR	0			87.00	440.00	1.00	LT		1.00	1.00	1.00	24,000.00	24,000.00	24,000							

REVIEW DATE 03/09/2026 BY robin Total Acres: 1.46 Total Land Value: 124,320 Market: 0 Agricultural: 0 Common: 124,320 PRINTED 11/17/2026 BY SYS

COLUMBIA COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		745,018
TOTAL MARKET OB/XF VALUE		31,236
TOTAL LAND VALUE - MARKET		124,320
TOTAL MARKET VALUE		900,574
SOH/AGL Deduction		175,180
ASSESSED VALUE		725,394
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		673,983
TOTAL JUST VALUE		900,574
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		904,798

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052985	Generator		05/14/2025
000048273	Roof Replacement	13,000	09/26/2023
000048274	Roof Replacement	19,000	09/26/2023
17468	SFR	415	09/28/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W48 S27 E48 N27 $
FGR=[ORIG=-12,-20] N30 W29 S12 W7 S9 E7 S9 E29 $
FST=[ORIG=0,-20] N15 W12 S15 E12 $
FST=[ORIG=0,-35] N15 W12 S15 E12 $
BAS=[ORIG=-41,-50] W7 S12 E7 N12 $
BAS=[ORIG=-48,-29] S9 E7 N9 W7 $
.

LOT 21 UNIT 1 & LOT 4 UNIT 11 TH ESTATES.

BUZBEE JOEL B/BUZBEE MARIAN J
P O BOX 1313
HIGH SPRINGS, FL 32655-1313

2027

00-00-00-00539-000

BUILDING CHARACTERISTICS

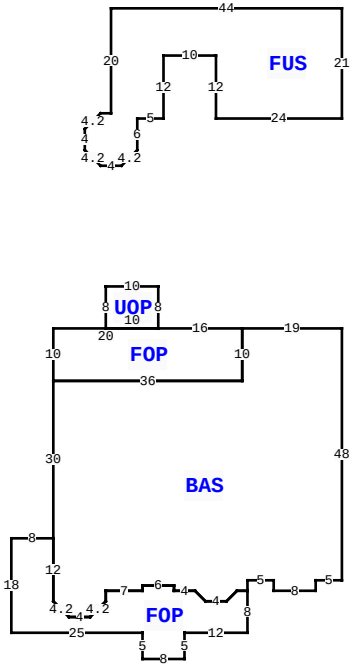
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Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	09	09
DOR CODE	0101	SFRES/SFRES
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	100000.01	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,417	100		2,417	348,731
FOP	360	30		108	15,582
FOP	433	30		130	18,756
FUS	886	100		886	127,835
UOP	80	20		16	2,308
TOTALS	4,176			3,557	513,213

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0300	01	3,557	153.5898	187.38	666,511	2002	2002	0	0	0	23.00	77.00

2 SFR PILING 100% - 2003 Heated Area: 3303 HX Base Yr 2003



558 SW RIVERSIDE AVE, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 3

VALUATION SUMMARY

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INCOME VALUE		
PREVIOUS YEAR MKT VALUE		904,798

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W19 S10 W36 S30 S12 D3R3 E4 U3R3 N2 E7 N1 E6 S1 E4 D2R2 E4 U2R2 E2 N2 E5 S2 E8 N2 E5 N48 $
FUS=[ORIG=0,-40] N21 W44 S20 W2 D3L3 S4 D3R3 E4 U3R3 N6 E5 N12 E10 S12 E24 $
FOP=[ORIG=-55,40] W8 S18 E25 S5 E8 N5 E12 N8 W2 D2L2 W4 U2L2 W4 N1 W6 S1 W7 S2 D3L3 W4 U3L3 N12 $
FOP=[ORIG=-19,0] W16 W20 S10 E36 N10 $
UOP=[ORIG=-35,0] N8 W10 S8 E10 $
.

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

REVIEW DATE 03/09/2026 BY robin Total Acres: 1.46 Total Land Value: 124,320 Market: 0 Agricultural: 0 Common: 124,320 PRINTED 11/17/2026 BY SYS