FORT WHITE: PART OF BLOCK F IN N
MORE PART DESC AS: COMM NW COR O
1/4 OF BLK F TOWN OF FORT WHITE,

CONCEPT DG INVESTMENTS LLC
1449 SW 74TH DR, SUITE 200
GAINESVILLE, FL 32607

**2026**

**00-00-00-14305-006**

## COLUMBIA COUNTY PROPERTY



### BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| | | |

| | | | |
|---|---|---|---|
| DOR CODE | 1000 | VACANT COMMERCIAL | |
| 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 |
|---|---|---|---|---|---|
| TOTALS | | | | | |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

8255 SW US HIGHWAY 27 , FORT WHITE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | 05/08/2024 MLU |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 0 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 39,585 |
| TOTAL MARKET VALUE | 39,585 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 39,585 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 39,585 |
| TOTAL JUST VALUE | 39,585 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 39,585 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000052068 | Signs - New or Ex | 4,850 | 10/30/2025 |
| 000050652 | New Commercial Co | 600,000 | 07/10/2025 |
| 000052069 | Signs - New or Ex | 4,850 | 01/15/2025 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1509/814 | 2/26/2024 | WD | U | I | 37 | 345,000 |

GRANTOR: BLUEBERRY HILL PROPER
GRANTEE: CONCEPT DG INVESTME

### 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

### BUILDING NOTES

### BUILDING DIMENSIONS

### 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 | 1000 | C | VACANT COMME | 0 | | | | | 2.03 | AC | | 1.00 | 1.00 | 1.00 | 19,500.00 | 19,500.00 | 39,585 | | | | | | | |

REVIEW DATE 08/31/2021 BY JB Total Acres: 2.03 Total Land Value: 39,585 Market: 0 Agricultural: 0 Common: 39,585 PRINTED 03/26/2026 BY SYS