

FORT WHITE: A PARCEL 35 FT E &
W BY 75 FT N & S IN SW COR OF
BLOCK 44 & THE S 75.90 FT OF E

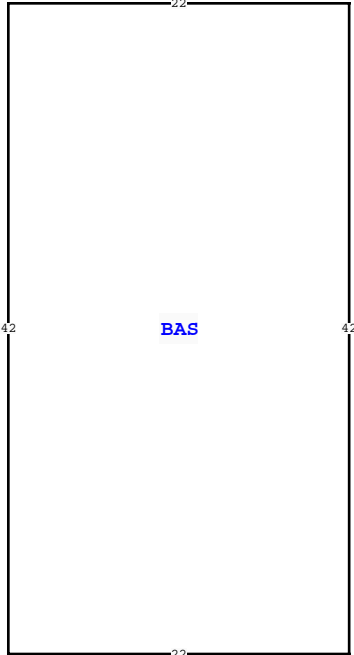
COUNTRY RIVERS REALTY LLC
7699 SW US HIGHWAY 27
FORT WHITE, FL 32038

2026

00-00-00-14395-000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	04	WOOD TRUSS	100
Roof Cover	12	MODULAR MT	100
Interior Wall	03	PLASTER	100
Interior Floo	14	CARPET	100
Ceiling	02	F.NOT SUS	100
Air Condition	06	ENG CENTRL	100
Heating Type	09	ENG F AIR	100
Fixtures		2	100
Frame	02	WOOD FRAME	100
Story Height		8	100
RMS		3	100
Stories	0	0	100
Units		0	100
Condition Adj	03	03	100
Quality	05	05	
DOR CODE	1200MXD RES/OFF/STO		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	16.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	924	100	
TOTALS	924		35,523

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	OFFICE LOW	0%	0									Heated Area: 924 HX Base Yr	



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			35,523
TOTAL MARKET OB/XF VALUE			1,900
TOTAL LAND VALUE - MARKET			21,000
TOTAL MARKET VALUE			58,423
SOH/AGL Deduction			0
ASSESSED VALUE			58,423
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			58,423
TOTAL JUST VALUE			58,423
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			55,798
SALE:1:1: FORT WHITE BLK 44 5227 SF PLUS BUSINESS			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1287/0027	12/31/2014	WD	U	I	30	125,000
GRANTOR: COUNTRY RIVERS REALTY						
GRANTEE: COUNTRY RIVERS REAL						
1233/1882	3/27/2012	QC	U	I	11	100
GRANTOR: CENTRAL FL INVESTERS						
GRANTEE: COUNTRY RIVERS REAL						

EXTRA FEATURES																
L N	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	0260	PAVEMENT-A	0	0	0	1.00	UT	0.00	0.00	100	2002	2002	3	100	1,500	
2	0294	SHED WOOD/	0	0	0	1.00	UT	800.00	800.00	50	2006	2006	3	50	400	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/12/2026	MLU

BUILDING NOTES													
BUILDING DIMENSIONS													
BAS= W22 S42 E22 N42\$.													

LAND DESCRIPTION														TOTAL OB/XF										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	1700	C	1STORY OFF	0		00	0.00	0.00	5,250.00	SF		1.00	1.00	1.00	4.00	4.00	21,000							