

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 100
Roof Structur	04 WOOD TRUSS 100
Roof Cover	14 PREFIN MT 100
Interior Wall	05 DRYWALL 100
Interior Floo	02 SHT VINYL 100
Ceiling	08 F.NOT SUS 100
Air Condition	07 ENG PACKGE 100
Heating Type	09 ENG F AIR 100
Fixtures	5 100
Frame	02 WOOD FRAME 100
Story Height	8 100
RMS	4 100
Stories	1. 1. 100
Units	0 100
Condition Adj	03 03 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	RESTAURANT	0%	- 2022	74.38	157,760	1987	1987	0	0	0	50.00

Heated Area: 1844 HX Base Yr

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	78,880		
TOTAL MARKET OB/XF VALUE	6,900		
TOTAL LAND VALUE - MARKET	138,915		
TOTAL MARKET VALUE	224,695		
SOH/AGL Deduction	0		
ASSESSED VALUE	224,695		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	224,695		
TOTAL JUST VALUE	224,695		
NCON VALUE	0		
INCOME VALUE	0		
PREVIOUS YEAR MKT VALUE	207,331		

SALE:2:1: THIS SALE INCLUDED TPP- EQUIP & FURN.
SALE:1:1: NEW CONSTRUCTION

Quality	
DOR CODE	2100 RESTAURANT/CAFE
MAP NUM	MKT AREA
05	05
16.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	384	100		384	14,281
BAS	1,460	100		1,460	54,298
FOP	24	30		7	261
FOP	182	30		55	2,046
FOP	238	30		71	2,641
FOP	238	30		71	2,641
UOP	60	20	2024	12	447
UST	40	40		16	595
UST	112	40		45	1,674
TOTALS	2,738			2,121	78,880

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044298	Roof Replacement	5,500	04/27/2022
000043757	Remodel	27,600	02/22/2022
44298	NEW METAL ROOF		

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1453/170	11/16/2021	WD	U	I	35	220,000

GRANTOR: JR SAMUEL DEVELOPMENT
GRANTEE: WERNER PAUL H
1443/2584 9/26/2020 QC U I 11 100
GRANTOR: FUTCH TIMOTHY
GRANTEE: JR SAMUEL DEVELOPME

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	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	500	
2	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	150	
3	0166	CONC, PAVMT	0	0	10	70	700.00	UT	1.50	1.50	100	1996	1996	3	100	1,050	
4	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2002	2002	3	100	300	
5	0296	SHED METAL	0	0	10	12	120.00	UT	7.50	7.50	100	2005	2005	3	100	900	
6	0297	SHED CONCR	0	0	0	0	1.00	UT	0.00	0.00	100	2024	2023		100	4,000	

7629 SW US HIGHWAY 27 , FORT WHITE

BLD DATE	LGL DATE
	05/12/2026

XF DATE	LAND DATE	MLU

INC DATE	AG DATE

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[ORIG=0,0] W18 N4 W8 S4 W15 W10 S28 E51 N18 N10 \$	
BAS=[ORIG=-51,28] S8 E2 E17 N4 E6 S4 E7 E19 N8 W51 \$	
FOP=[ORIG=-49,36] S14 E17 N14 W17 \$	
FOP=[ORIG=-19,36] S14 E17 N14 W17 \$	
FOP=[ORIG=-32,36] S14 E13 N14 W13 \$	
UST=[ORIG=0,10] E14 N8 W14 S8 \$	
UST=[ORIG=-41,0] N4 W10 S4 E10 \$	
FOP=[ORIG=-32,36] E6 N4 W6 S4 \$	
UOP=[YR=2024;ORIG=-41,0] N4 E15 S4 W15 \$	

LAND DESCRIPTION																								
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	2100	C	RESTAURANT	0		00	0.00	0.00	22,050.00	SF		1.00	1.00	1.05	4.00	4.20	92,610							
2	2100	C	RESTAURANT	0		00	0.00	0.00	11,025.00	SF		1.00	1.00	1.05	4.00	4.20	46,305							