FORT WHITE:COMM SE COR BLK 44,
RUN W 61.09 FT FOR POB, CONT W
79.72 FT, N 75.9 FT, E 28.20

PATEL GHANSHYAMBHAI G
19098 NW 164TH RD
HIGH SPRINGS, FL 32643

2027

00-00-00-14396-001

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 02

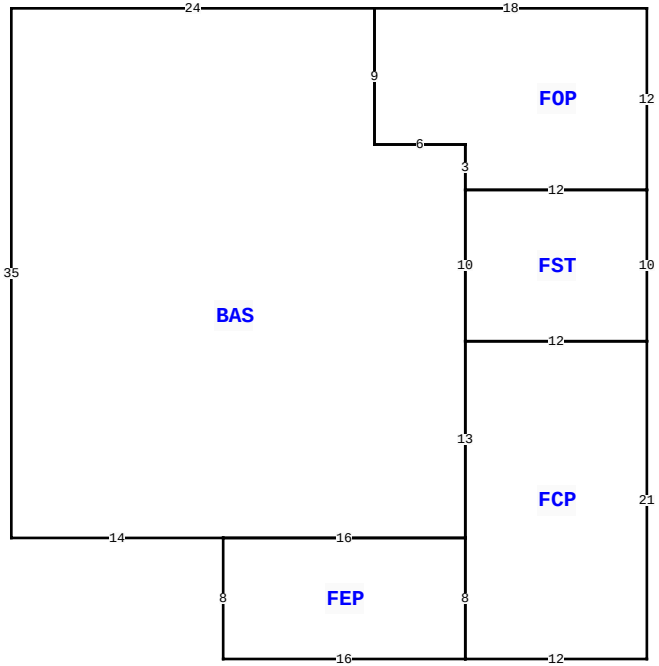
NEIGHBORHOOD/LOC 16.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	996	100		996	81,754
FCP	252	25		63	5,171
FEP	128	80		102	8,373
FOP	198	30		59	4,843
FST	120	55		66	5,417
TOTALS	1,694			1,286	105,557

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,286	114.8000	126.28	162,396	1960	1960	0	0	0	35.00	65.00

2 SINGLE FAM 0% - 2024 Heated Area: 996 HX Base Yr



7685 SW US HIGHWAY 27 , FORT WHITE

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	105,557
TOTAL MARKET OB/XF VALUE	200
TOTAL LAND VALUE - MARKET	24,850
TOTAL MARKET VALUE	130,607
SOH/AGL Deduction	0
ASSESSED VALUE	130,607
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	130,607
TOTAL JUST VALUE	130,607
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	132,530

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050979	Electrical Servic	0	10/04/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1175/1611	6/17/2009	WD	Q	I	01	75,000
GRANTOR: CENTRAL FLORIDA INVES						
GRANTEE: GHANSHYAMBHAI G PAT						
1067/0237	11/22/2005	WD	Q	V	03	100
GRANTOR: NIBLACK						
GRANTEE: CENTRAL FL INVESTOR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 S35 E14 FEP= S8 E16N8 W16$ E16 FCP= S8 E12 N21 W12 S13$ N13 FST= E12 N10 W12S10$ N10 FOP= E12 N12 W18 S9 E6 S3$ N3 W6 N9$.

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	0	0	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 200

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	0		00	0.00	0.00	7,100.00	SF		1.00	1.00	1.00	3.50	3.50	24,850							

REVIEW DATE 10/14/2024 BY tommy Total Acres: 0.16 Total Land Value: 24,850 Market: 0 Agricultural: 0 Common: 24,850 PRINTED 11/17/2026 BY SYS