FORT WHITE:COMM NE COR BLK 54, R
FOR POB, RUN W 52.5 FT, S 105 FT
N 105 FT TO POB.

T&M OUTDOORS LLC
139 SW BRYANT AVE
FORT WHITE, FL 32038

2027

00-00-00-14417-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
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

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	22,737
TOTAL MARKET VALUE	22,737
SOH/AGL Deduction	0
ASSESSED VALUE	22,737
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	22,737
TOTAL JUST VALUE	22,737
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	22,737

SALE:1:1: PAID TOO MUCH - OWNS ADJOINING PROPERTY

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1476/1891	10/03/2022	WD	Q	I	05	180,000
GRANTOR: BLANCHARD STEPHANIE R						
GRANTEE: T&M OUTDOORS LLC						
1294/2638	5/11/2015	WD	U	V	11	100
GRANTOR: ADAM J WALKER & AMY M						
GRANTEE: STEPHANIE R & MILLA						

BUILDING NOTES

BUILDING DIMENSIONS

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
1	0000	C	VAC RES	0			0.00	0.00	5,512.00	SF		1.00	1.00	1.50	2.75	4.13	22,737							

REVIEW DATE 05/12/2026 BY MLU Total Acres: 0.13 Total Land Value: 22,737 Market: 0 Agricultural: 0 Common: 22,737 PRINTED 11/16/2026 BY SYS