FORT WHITE: BEG NE COR BLK 54, R
S 105 FT, E 74.5 FT, N 105 FT TO

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

2027

00-00-00-14418-000

BUILDING CHARACTERISTICS

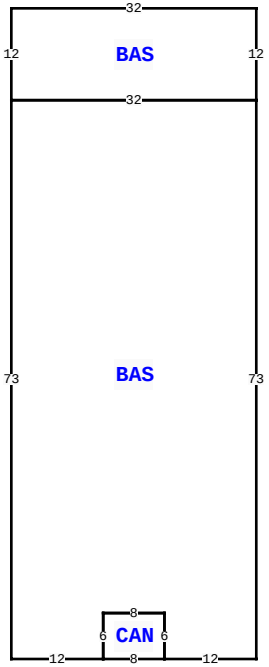
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	04	BUILT-UP 100
Interior Wall	03	PLASTER 100
Interior Floo	03	CONC FINSH 100
Ceiling	02	F.NOT SUS 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Fixtures		3 100
Frame	03	MASONRY 100
Story Height		12 100
RMS		1 100
Stories	0	0 100
Units		0 100
Condition Adj	03	03 100
Quality	02	02
DOR CODE	1100	STORES/1 STORY
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	384	100		384	3,782
BAS	2,288	100		2,288	22,535
CAN	48	30		14	138
TOTALS	2,720			2,686	26,454

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
3600	04	2,686	58.6269	32.83	88,181	1900	1900	0	20	0	50.00	30.00

1 STORE DISC 0% - 2023 Heated Area: 2672 HX Base Yr



7716 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

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	35,210
TOTAL MARKET OB/XF VALUE	100
TOTAL LAND VALUE - MARKET	34,226
TOTAL MARKET VALUE	69,536
SOH/AGL Deduction	0
ASSESSED VALUE	69,536
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	69,536
TOTAL JUST VALUE	69,536
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	69,536

PRCL:0:1: STEPHANIE & MILLARD ARE HUSBAND & WIFE

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

BAS= W32 S12 BAS= S73 E12 CAN= E8 N6 W8 S6$ N6 E8 S6 E12 N73 W32$ E32 N12$.

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	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 100

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	1100	C	STORE 1FLR	0			0.00	0.00	7,823.00	SF		1.00	1.00	1.25	3.50	4.38	34,226							

REVIEW DATE 01/11/2023 BY CP Total Acres: 0.18 Total Land Value: 34,226 Market: 0 Agricultural: 0 Common: 34,226 PRINTED 11/16/2026 BY SYS

FORT WHITE: BEG NE COR BLK 54, R
S 105 FT, E 74.5 FT, N 105 FT TO

T&M OUTDOORS LLC
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BUILDING CHARACTERISTICS

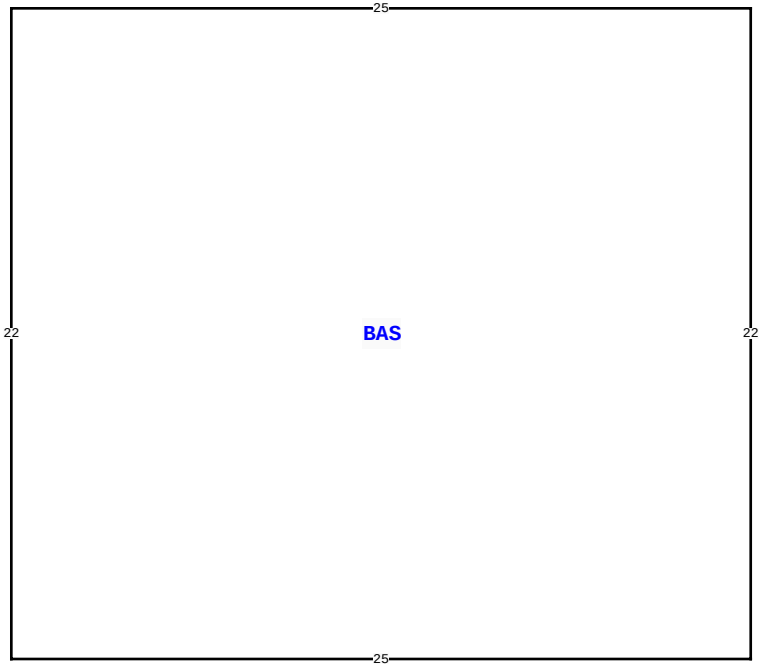
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	04	BUILT-UP 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	06	VINYL ASB 100
Ceiling	02	F.NOT SUS 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Fixtures		2 100
Frame	03	MASONRY 100
Story Height		8 100
RMS		1 100
Stories	0	0 100
Units		0 100
Condition Adj	03	03 100
Quality	02	02
DOR CODE	1100	STORES/1 STORY
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	550	100		550	8,756
TOTALS	550			550	8,756

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
3600	04	550	56.8522	31.84	17,512	1945	1985	0	0	0	50.00	50.00

2 STORE DISC 0% - 2023 Heated Area: 550 HX Base Yr



7716 SW US HIGHWAY 27 , FORT WHITE

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

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

COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 4

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TOTAL JUST VALUE	69,536
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	69,536

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

BAS= W25 S22 E25 N22$.

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

REVIEW DATE 01/11/2023 BY CP Total Acres: 0.18 Total Land Value: 34,226 Market: 0 Agricultural: 0 Common: 34,226 PRINTED 11/16/2026 BY SYS