BEG AT NW COR OF NE1/4 OF SW1/4, FT, N 1985.38 FT, E 460.97 FT, S 1322.01 FT, S 662.89 FT, E 1324.

J & T GLENN FARM LLC
367 SW KAYLA CT
FORT WHITE, FL 32038

2027

02-7S-16-04112-000

BUILDING CHARACTERISTICS

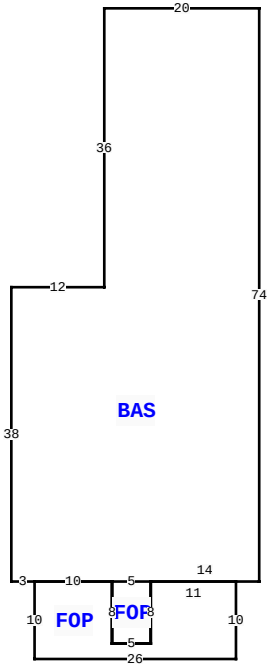
ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	02	02
DOR CODE	6200	PASTURE CLS33
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2716.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,976	100		1,976	57,657
FOP	40	30		12	350
FOP	220	30		66	1,926
TOTALS	2,236			2,054	59,933

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,054	40.8128	44.89	92,204	1900	1900	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2026 Heated Area: 1976 HX Base Yr



255 SW HUGH LOOP, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
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
1	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	400	
2	0294	SHED WOOD/	0	0	0	0	1.00	UT	1,200.00	1,200.00	50	2010	2010	3	50	600	
3	0030	BARN,MT	0	0	0	0	1.00	UT	0.00	0.00	100	1997	1997	3	100	5,000	
4	0294	SHED WOOD/	0	0	0	0	1.00	UT	1,200.00	1,200.00	50	2010	2010	3	50	600	
5	0030	BARN,MT	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	10,000	
6	0040	BARN,POLE	0	0	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	300	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	59,933
TOTAL MARKET OB/XF VALUE	16,900
TOTAL LAND VALUE - MARKET	574,050
TOTAL MARKET VALUE	113,700
SOH/AGL Deduction	0
ASSESSED VALUE	113,700
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	113,700
TOTAL JUST VALUE	650,883
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	651,977

PERMIT NUM	DESCRIPTION	AMT	ISSUED
40501	ELECTRICAL	0	09/08/2020
13263	RECONNECT	50	11/05/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1534/943	2/25/2025	WD	U	I	11	100

GRANTOR: GLENN FARMS INC

GRANTEE: J & T GLENN FARM LL

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W20 S36 W12 S38 E3 FOP= S10 E26 N10 W11 FOP= W5 S8 E5 N8$ S8 W5 N8 W10$ E10 S8 E5 N8 E14 N74$.

LAND DESCRIPTION

TOTAL OB/XF 16,900

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	6200	A	PASTURE 3	0		A-1	0.00	0.00	113.81	AC		1.00	1.00	1.00	280.00	280.00	31,867							
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	113.81	AC		1.00	1.00	1.00	5,000.00	5,000.00	569,050							
3	0100	C	SFR	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	5,000.00	5,000.00	5,000							

REVIEW DATE 07/01/2026 BY NH Total Acres: 114.81 Total Land Value: 36,867 Market: 569,050 Agricultural: 31,867 Common: 5,000 PRINTED 11/17/2026 BY SYS