LOT 17 FORT WHITE PARK.

724-688, 1007-2046, QC 1056-858,

WELZ EMILIE T
272 SW BLUE JAY CT
FORT WHITE, FL 32038

2027

03-7S-16-04060-117

BUILDING CHARACTERISTICS

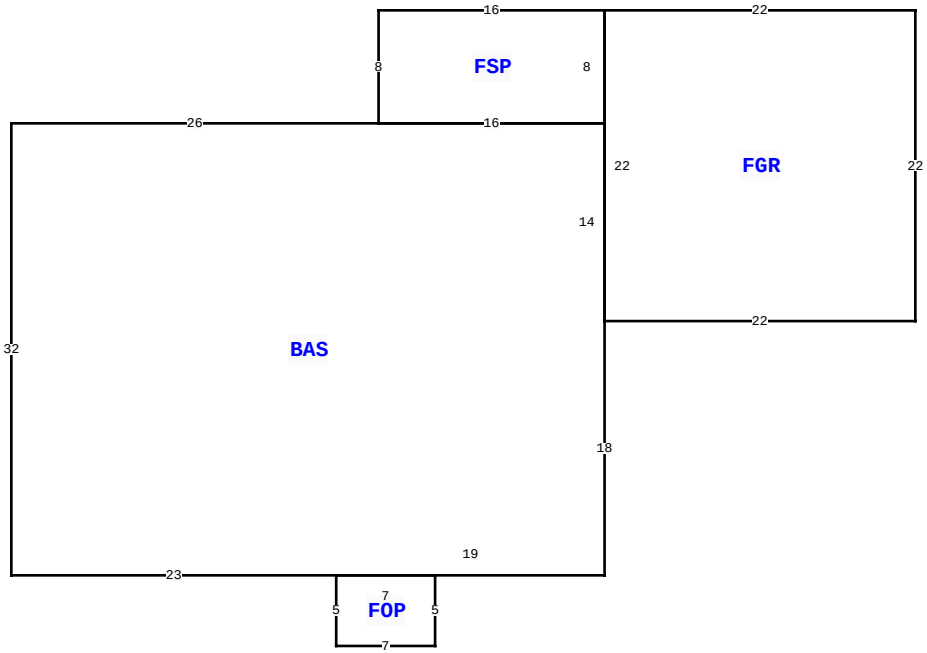
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 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	34616.070	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,344	100		1,344	142,754
FGR	484	55		266	28,254
FOP	35	30		10	1,062
FSP	128	40		51	5,417
TOTALS	1,991			1,671	177,487

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,671	120.7000	132.77	221,859	2005	2005	0	0	0	20.00	80.00

1 SINGLE FAM 100% - 2006 Heated Area: 1344 HX Base Yr 2006



272 SW BLUE JAY CT, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 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	0166	CONC,PAVMT	0	100	16	89	1,424.00	UT	2.50	2.50	100	2005	2005	3	100	3,560	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	900	
3	0081	DECKING WI	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	2026	2025		100	1,500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		177,487
TOTAL MARKET OB/XF VALUE		5,960
TOTAL LAND VALUE - MARKET		24,000
TOTAL MARKET VALUE		207,447
SOH/AGL Deduction		66,119
ASSESSED VALUE		141,328
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		84,917
TOTAL JUST VALUE		207,447
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		210,669

SALE:1:1: 3 LOTS

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048565	Roof Replacement	12,270	11/02/2023
22904	SFR	364	03/14/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1531/2363	1/17/2025	LE	U	I	14	100
GRANTOR: WELZ EMILIE T (ENH LE						
GRANTEE: FISCHER LINDA A (RM						
1056/0858	8/26/2005	QC	Q	V	01	100
GRANTOR: KINGDOM PROPERTIES &						
GRANTEE: EMILIE T WELZ						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W26 S32 E23 FOP= S5 E7 N5 W7$ E19 N18 FGR= E22 N22 W22 S22$ N14 FSP= N8 W16 S8 E16$ W16$.

LAND DESCRIPTION

TOTAL OB/XF 5,960

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	100		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	24,000.00	24,000.00	24,000							

REVIEW DATE 06/04/2026 BY NH Total Acres: 0.50 Total Land Value: 24,000 Market: 0 Agricultural: 0 Common: 24,000 PRINTED 11/17/2026 BY SYS