

LOT 17 FORT WHITE PARK.
724-688, 1007-2046, QC 1056-858,

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

2026

03-7S-16-04060-117
COLUMBIA COUNTY PROPERTY PAGE 1 of 1

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	70
Interior Floor	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
BAS	1,344	100	
FGR	484	55	
FOP	35	30	
FSP	128	40	
TOTALS	1,991		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2006								
			Heated Area: 1344			HX Base Yr	2006				

COLUMBIA COUNTY PROPERTY VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			183,944
TOTAL MARKET OB/XF VALUE			4,460
TOTAL LAND VALUE - MARKET			24,000
TOTAL MARKET VALUE			212,404
SOH/AGL Deduction			76,692
ASSESSED VALUE			135,712
TOTAL EXEMPTION VALUE	HX HB WX	56,411	
BASE TAXABLE VALUE			79,301
TOTAL JUST VALUE			212,404
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			202,428
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						

EXTRA FEATURES		272 SW BLUE JAY CT, FORT WHITE	
L N	OB/XF CODE	DESCRIPTION	BLD CAP
1	0166	CONC, PAVMT	0 100
2	0120	CLFENCE 4	0 100

L	OB/XF	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	
TOTAL OB/XF 4,460																	

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

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 4,460												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							