N1/2 OF NW1/4 OF NE1/4 LYING SE OF SR-47 & NW1/4 OF NE1/4 OF NE1/4. DC 1285-293,

GEORGE MERRY S
PO BOX 174
FORT WHITE, FL 32038

**2027**

**04-7S-16-04128-000**

## BUILDING CHARACTERISTICS

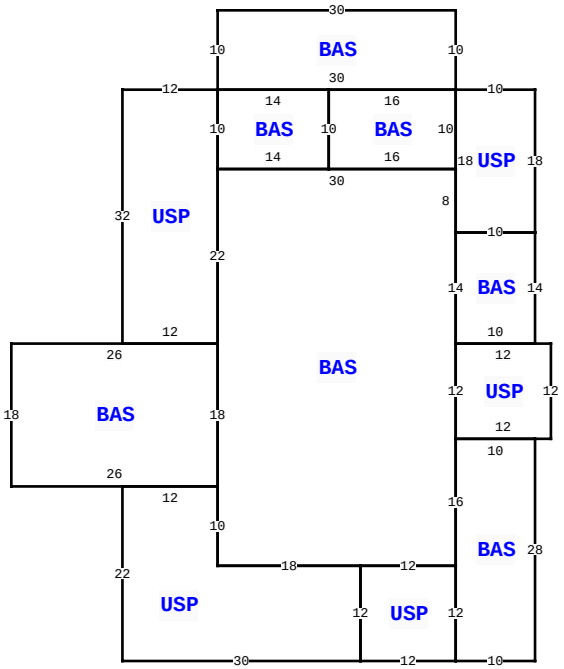
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 14 | PREFIN MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 09 | PINE WOOD 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 1 100 |
| Frame | 01 | NONE 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 | 5010 | IMP AG/COMMERCIAL |
| 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 | 140 | 100 | | 140 | 9,319 |
| BAS | 140 | 100 | | 140 | 9,319 |
| BAS | 160 | 100 | | 160 | 10,651 |
| BAS | 280 | 100 | | 280 | 18,639 |
| BAS | 300 | 100 | | 300 | 19,970 |
| BAS | 468 | 100 | | 468 | 31,153 |
| BAS | 1,500 | 100 | | 1,500 | 99,850 |
| USP | 144 | 35 | | 50 | 3,329 |
| USP | 144 | 35 | | 50 | 3,329 |
| USP | 180 | 35 | | 63 | 4,194 |
| TOTALS | 4,320 | | | 3,453 | 229,854 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 3,453 | 93.1000 | 102.41 | 353,622 | 1923 | 1985 | 0 | 0 | 0 | 35.00 | 65.00 |

1 SINGLE FAM 100% - 0 Heated Area: 2988 HX Base Yr




** This building has 12 Sub-Areas

216 SW GEORGE GLN, FORT WHITE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/07/2026 MLU |
| INC DATE | | AG DATE | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 4

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 258,983 |
| TOTAL MARKET OB/XF VALUE | | 5,500 |
| TOTAL LAND VALUE - MARKET | | 158,200 |
| TOTAL MARKET VALUE | | 290,991 |
| SOH/AGL Deduction | | 192,937 |
| ASSESSED VALUE | | 98,054 |
| TOTAL EXEMPTION VALUE | HX HB | 29,925 |
| BASE TAXABLE VALUE | | 68,129 |
| TOTAL JUST VALUE | | 422,683 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 426,858 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000049265 | Communications To | 75,000 | 03/19/2024 |
| 000045266 | Communications To | 20,000 | 08/23/2022 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS= N10 W30 S10 E30$ BAS= W16 BAS= W14 S10 E14 N10$ S10 E16BAS= W30 USP= N10 W12 S32 E12 N22$ S22 BAS= W26 S18 E26 N18$ S18 USP= W12 S22 E30 N12 W18 N10$ S10 E18 USP= S12 E12 N12 W12$ E12 BAS= S12 E10 N28 W10 S16$ N16 USP= E12 N12 W12 S12$ N12 BAS= E10 N14 W10 S14$ N14 USP= E10 N18 W10 S18$ N8$ N10$.

## 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 | 0285 | SALVAGE | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 0 | 0 | 3 | 100 | 50 | |
| 2 | 0021 | BARN,FR AE | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 0 | 0 | 3 | 100 | 100 | |
| 3 | 0031 | BARN,MT AE | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 0 | 0 | 3 | 100 | 250 | |
| 4 | 0021 | BARN,FR AE | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 0 | 0 | 3 | 100 | 100 | |
| 5 | 0040 | BARN,POLE | 0 | 100 | 20 | 30 | 600.00 | UT | 3.00 | 3.00 | 100 | 2006 | 2006 | 3 | 100 | 1,800 | |
| 6 | 0081 | DECKING WI | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2006 | 2006 | 3 | 100 | 1,600 | |
| 7 | 0294 | SHED WOOD/ | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2006 | 2006 | 3 | 100 | 1,200 | |
| 8 | 0060 | CARPORT F | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2006 | 2006 | 3 | 100 | 400 | |

## LAND DESCRIPTION

TOTAL OB/XF 5,500

| 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 | 9105 | C | TOWER SITE | 0 | | A-1 | 0.00 | 0.00 | 1.00 | AC | | 1.00 | 1.00 | 1.00 | 7,000.00 | 7,000.00 | 7,000 | | | | | | | |
| 2 | 0111 | C | SFR/COMMERCI | 100 | | A-1 | 0.00 | 0.00 | 1.00 | AC | | 1.00 | 1.00 | 1.00 | 7,000.00 | 7,000.00 | 7,000 | | | | | | | |
| 3 | 5600 | A | TIMBER 3 | 0 | | A-1 | 0.00 | 0.00 | 19.60 | AC | | 1.00 | 1.00 | 1.00 | 281.00 | 281.00 | 5,508 | | | | | | | |
| 4 | 9910 | M | MKT.VAL.AG | 0 | | A-1 | 0.00 | 0.00 | 19.60 | AC | | 1.00 | 1.00 | 1.00 | 7,000.00 | 7,000.00 | 137,200 | | | | | | | |
| 5 | 0111 | C | SFR/COMMERCI | 0 | | A-1 | 0.00 | 0.00 | 1.00 | AC | | 1.00 | 1.00 | 1.00 | 7,000.00 | 7,000.00 | 7,000 | | | | | | | |

REVIEW DATE 03/28/2023 BY mark Total Acres: 22.60 Total Land Value: 26,508 Market: 137,200 Agricultural: 5,508 Common: 21,000 PRINTED 11/16/2026 BY SYS

N1/2 OF NW1/4 OF NE1/4 LYING SE OF SR-47 & NW1/4 OF NE1/4 OF NE1/4. DC 1285-293,

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## BUILDING CHARACTERISTICS

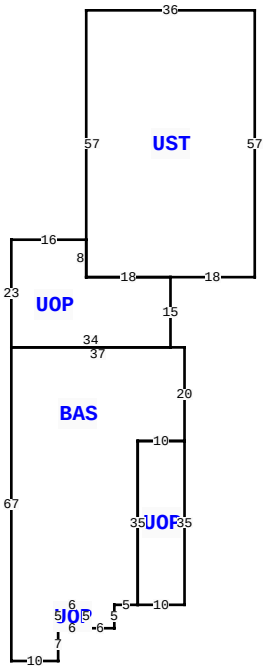
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 07 | NONE 100 |
| Interior Floo | 09 | PINE WOOD 100 |
| Air Condition | 01 | NONE 100 |
| Heating Type | 02 | CONVECTION 100 |
| Fixtures | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Story Height | | 0 100 |
| RMS | | 2 100 |
| Stories | 0 | 0 100 |
| Units | | 0 100 |
| Condition Adj | 03 | 03 100 |
| Quality | 03 | 03 |
| DOR CODE | 5010 | IMP AG/COMMERCIAL |
| 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 | 1,835 | 100 | | 1,835 | 18,690 |
| UOP | 30 | 20 | | 6 | 61 |
| UOP | 350 | 20 | | 70 | 713 |
| UOP | 638 | 20 | | 128 | 1,304 |
| UST | 2,052 | 40 | | 821 | 8,362 |
| TOTALS | 4,905 | | | 2,860 | 29,129 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 3500 | 04 | 2,860 | 31.8240 | 20.37 | 58,258 | 1978 | 1978 | 0 | 0 | 0 | 50.00 | 50.00 |

2 STORE RETL 0% - 0 Heated Area: 1835 HX Base Yr




216 SW GEORGE GLN, FORT WHITE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | 05/07/2026 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

VALUATION SUMMARY

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| BASE TAXABLE VALUE | | 68,129 |
| TOTAL JUST VALUE | | 422,683 |
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| PREVIOUS YEAR MKT VALUE | | 426,858 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

UOP= W18 N8 W16 S23 BAS= S67E10 N7 UOP= E6 N5 W6 S5$ N5 E6 S5 E6 N5 E5 UOP= E10 N35 W10 S35$ N35 E10 N20 W37$ E34 N15$ UST= E18 N57 W36 S57 E18$.

## 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 03/28/2023 BY mark Total Acres: 22.60 Total Land Value: 26,508 Market: 137,200 Agricultural: 5,508 Common: 21,000 PRINTED 11/16/2026 BY SYS