COMM NW COR OF S1/2 OF NW1/4, E
POB, E 529.23 FT, S 830.04 FT TO
ESMT, W 529.30 FT, N 830.04 FT T

STEPHENS MISTY/CLOVIS ALAN WESLEY
243 SW BLACKBIRD LN
FORT WHITE, FL 32038

2027

06-7S-17-09925-122

BUILDING CHARACTERISTICS

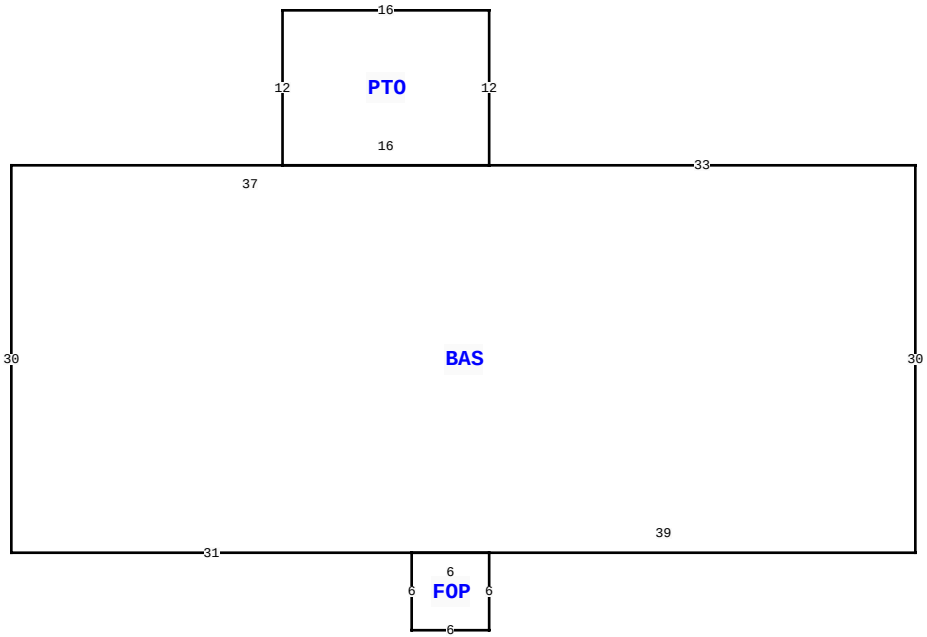
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	06	06
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	6717.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,100	100		2,100	255,120
FOP	36	30		11	1,336
PTO	192	5		10	1,215
TOTALS	2,328			2,121	257,671

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,121	118.7571	130.63	277,066	2018	2018	0	0	0	7.00	93.00

1 SINGLE FAM 100% - 2020 Heated Area: 2100 HX Base Yr 2020



243 SW BLACKBIRD LN, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 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	30	30	900.00	UT	2.00	2.00	100	2018	2018	3	100	1,800	
2	0296	SHED METAL	0	100	16	11	176.00	UT	9.00	9.00	100	2018	2018	3	100	1,584	
3	0296	SHED METAL	0	100	12	29	348.00	UT	9.00	9.00	100	2018	2018	3	100	3,132	
4	0040	BARN,POLE	0	100	31	42	1,302.00	UT	2.50	2.50	100	2018	2018	3	100	3,255	
5	0070	CARPORT UF	0	100	18	20	360.00	UT	1.50	1.50	100	2018	2018	3	100	540	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		257,671
TOTAL MARKET OB/XF VALUE		10,311
TOTAL LAND VALUE - MARKET		110,990
TOTAL MARKET VALUE		281,527
SOH/AGL Deduction		21,467
ASSESSED VALUE		260,060
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		208,649
TOTAL JUST VALUE		378,972
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		383,667

PERMIT NUM	DESCRIPTION	AMT	ISSUED
36284	SFR	765	02/02/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1351/0726	12/04/2017	WD	U	V	11	100
GRANTOR: MISTY STEPHENS						
GRANTEE: MISTY STEPHENS & AL						
1345/0576	9/29/2017	WD	Q	V	01	40,000
GRANTOR: KATHRYN NIBLACK TRUST						
GRANTEE: MISTY STEPHENS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W33 PTO= N12 W16 S12 E16$ W37 S30 E31 FOP= S6 E6 N6 W6$ E39 N30$.

LAND DESCRIPTION

TOTAL OB/XF 10,311

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		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	11,000							
2	6200	A	PASTURE 3	100					9.09	AC		1.00	1.00	1.00	280.00	280.00	2,545							
3	9910	M	MKT.VAL.AG	100					9.09	AC		1.00	1.00	1.00	11,000.00	11,000.00	99,990							

REVIEW DATE 01/31/2019 BY ME Total Acres: 10.09 Total Land Value: 13,545 Market: 99,990 Agricultural: 2,545 Common: 11,000 PRINTED 11/17/2026 BY SYS