COMM AT SE COR OF NE1/4 OF NW1/4
POB, W 729.98 FT, N 285.17 FT, E
FT, W 210 FT, S 210 FT TO POB.

DAIES ROGER LAVERN SR
276 SW SONOMA WAY
FORT WHITE, FL 32038

2026

07-7S-17-09927-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	7717.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

149 SW AZTEC GLN, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	7,000
TOTAL LAND VALUE - MARKET	66,820
TOTAL MARKET VALUE	73,820
SOH/AGL Deduction	0
ASSESSED VALUE	73,820
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	73,820
TOTAL JUST VALUE	73,820
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	58,400

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1543/731	6/13/2025	WD	U	I	30	5,000
GRANTOR: MCNAIR GWENDLYN						
GRANTEE: DAIES ROGER LAVERN						
1539/256	4/30/2025	QC	U	I	11	100
GRANTOR: MCNAIR RONETTA						
GRANTEE: MCNAIR GWENDLYN						

BUILDING NOTES

BUILDING DIMENSIONS

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	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,000

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	0000	C	VAC RES	0					5.14	AC		1.00	1.00	1.00	13,000.00	13,000.00	66,820							

REVIEW DATE 10/10/2025 BY TP Total Acres: 5.14 Total Land Value: 66,820 Market: 0 Agricultural: 0 Common: 66,820 PRINTED 06/09/2026 BY SYS