COMM SW COR OF NE1/4 OF NW1/4, R
N 246 FT FOR POB, RUN N 210 FT,
FT, W 210 FT TO POB.

MAJOR RUBY/MAJOR ERIC
874 SW ROCK WAY
FORT WHITE, FL 32038

2026

07-7S-17-09929-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

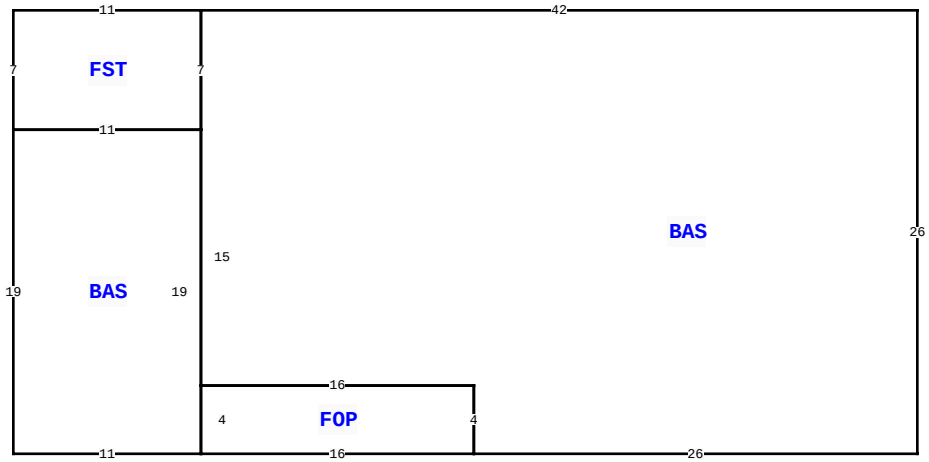
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	01	NONE 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	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	0100	SINGLE FAMILY
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
BAS	209	100		209	15,443
BAS	1,028	100		1,028	75,961
FOP	64	30		19	1,404
FST	77	55		42	3,104
TOTALS	1,378			1,298	95,912

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,298	101.5000	113.68	147,557	1979	1979	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2024 Heated Area: 1237 HX Base Yr 2024



874 SW ROCK WAY, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		95,912
TOTAL MARKET OB/XF VALUE		1,900
TOTAL LAND VALUE - MARKET		16,362
TOTAL MARKET VALUE		114,174
SOH/AGL Deduction		6,571
ASSESSED VALUE		107,603
TOTAL EXEMPTION VALUE	HX HB SX	101,411
BASE TAXABLE VALUE		6,192
TOTAL JUST VALUE		114,174
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		110,538

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1506/1232	12/30/2023	QC	U	I	11	100
GRANTOR: MAJOR ERIC J						
GRANTEE: MAJOR RUBY						
1476/2244	9/30/2022	QC	U	I	11	0
GRANTOR: MAJOR RUBY						
GRANTEE: MAJOR ERIC J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W42 FST= W11 S7 E11 N7$S7 BAS= W11 S19 E11 N19$ S15 FOP= S4 E16 N4 W16$ E16 S4 E26 N26$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	
2	0285	SALVAGE	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	500	
3	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 1,900

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	1.01	AC		1.00	1.00	0.90	18,000.00	16,200.00	16,362							

REVIEW DATE 11/08/2017 BY DF Total Acres: 1.01 Total Land Value: 16,362 Market: 0 Agricultural: 0 Common: 16,362 PRINTED 06/08/2026 BY SYS