COMM SW COR OF SEC 07-7S-17, RUN
LINE OF SEC 583.18 FT, N 535.64
N 377.40 FT, N 63 DEG E 695.96 F

HIGHTOWER AARON R/HIGHTOWER SHARON L
P O BOX 14
FORT WHITE, FL 32038

2027

07-7S-17-09938-003

BUILDING CHARACTERISTICS

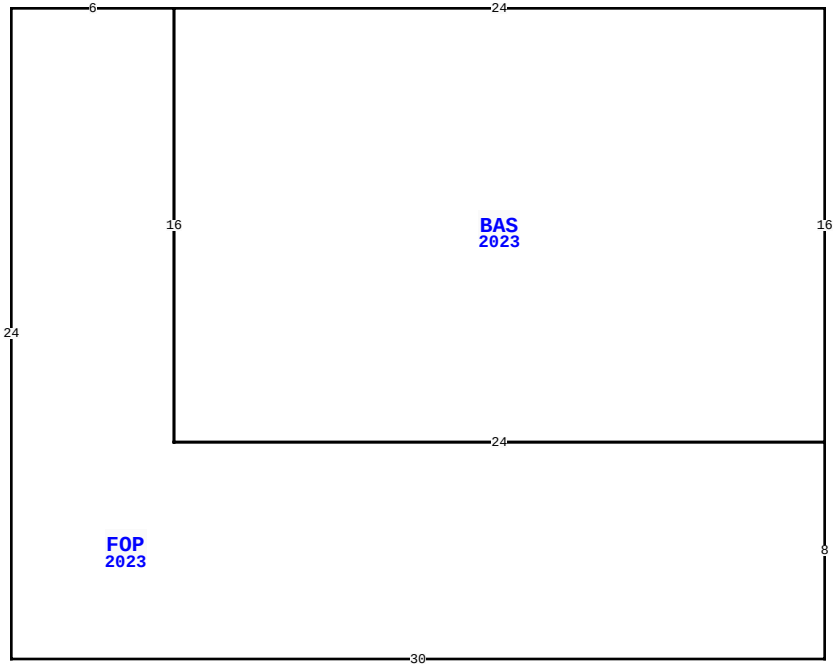
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		1 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	04	04
DOR CODE	5000	IMPROVED AG
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	384	100	2023	384	37,300
FOP	336	30	2023	101	9,811
TOTALS	720			485	47,111

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	485	91.0328	100.14	48,568	2022	2022	0	0	0	3.00	97.00

1 SINGLE FAM 0% - 2023 Heated Area: 384 HX Base Yr



247 SW MARY NELL CT, 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	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100	2023	2022		100	7,000	
2	0030	BARN,MT	0	0	0	0	1.00	UT	5,760.00	5,760.00	100	2023	2022		100	5,760	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	47,111
TOTAL MARKET OB/XF VALUE	12,760
TOTAL LAND VALUE - MARKET	75,175
TOTAL MARKET VALUE	74,830
SOH/AGL Deduction	0
ASSESSED VALUE	74,830
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	74,830
TOTAL JUST VALUE	135,046
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	135,902

PERMIT NUM	DESCRIPTION	AMT	ISSUED
37757	PUMP/UTPOL	50	02/18/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1267/2420	11/15/2013	QC	U	V	11	100
GRANTOR: RICHARD C & PAUL D CA						
GRANTEE: ARRON R & SHARON L						
1265/2555	11/15/2013	QC	U	V	11	100
GRANTOR: RICHARD C & PAUL D CA						
GRANTEE: ARRON R & SHARON L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=18,13] E24 S16 W24 N16 $
FOP=[YR=2023;ORIG=18,13] W6 S24 E30 N8 W24 N16 $
.

LAND DESCRIPTION

TOTAL OB/XF 12,760

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	0					1.00	AC		1.00	1.00	1.00	12,000.00	12,000.00	12,000							
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	6.65	AC		1.00	1.00	1.00	445.00	445.00	2,959							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	6.65	AC		1.00	1.00	1.00	9,500.00	9,500.00	63,175							

REVIEW DATE 07/12/2023 BY RP Total Acres: 7.65 Total Land Value: 14,959 Market: 63,175 Agricultural: 2,959 Common: 12,000 PRINTED 11/17/2026 BY SYS