THE S 1320 FT OF THE W 1320 FT O
OF NE1/4 LYING N OF CR-778 IN 18

CLIFFORD VICTORIA T/DAVIS LISA THOMPSON
2535 SW COUNTY ROAD 778
FORT WHITE, FL 32038

2027

07-7S-17-09940-001

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 100
Air Condition	02	WINDOW 100
Heating Type	01	NONE 100
Bedrooms		1 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	5000	IMPROVED AG

MAP NUM | MKT AREA 02

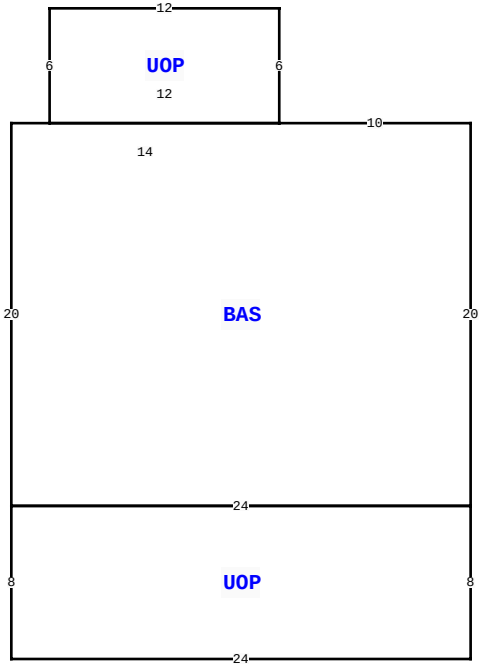
NEIGHBORHOOD/LOC 7717.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	480	100		480	26,192
UOP	72	20		14	764
UOP	192	20		38	2,074
TOTALS	744			532	29,030

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	532	76.3200	83.95	44,661	1982	1982	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2025 Heated Area: 480 HX Base Yr 2025



2535 SW COUNTY ROAD 778 , 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
1	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	500	
3	0070	CARPORT UF	0	100	24	40	960.00	UT	2.50	2.50	100	2007	2007	3	100	2,400	
4	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2007	2007	3	100	2,000	
5	0166	CONC,PAVMT	0	100	0	0	412.00	UT	3.00	3.00	100	2007	2007	3	100	1,236	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		416,867
TOTAL MARKET OB/XF VALUE		7,336
TOTAL LAND VALUE - MARKET		242,280
TOTAL MARKET VALUE		449,589
SOH/AGL Deduction		189,297
ASSESSED VALUE		260,292
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		203,881
TOTAL JUST VALUE		666,483
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		674,082

PERMIT NUM	DESCRIPTION	AMT	ISSUED
29271	ADDN SFR	413	03/24/2011
24290	SFR	629	03/23/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1522/1899	9/03/2024	PB	U	I	18	0
GRANTOR: CLERK OF COURT (THOMP						
GRANTEE: THOMPSON TENANCY BY						
1523/2578	8/12/2024	TR	U	I	11	100
GRANTOR: THOMPSON TENANCY BY E						
GRANTEE: CLIFFORD VICTORIA T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W10 UOP= N6 W12 S6 E12$ W14 S20 UOP= S8E24 N8 W24$ E24 N20$.

LAND DESCRIPTION

TOTAL OB/XF 7,336

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	1.00	AC		1.00	1.00	1.00	6,000.00	6,000.00	6,000							
2	0100	C	SFR	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	6,000.00	6,000.00	6,000							
3	5500	A	TIMBER 2	0		A-1	0.00	0.00	16.00	AC		1.00	1.00	1.00	445.00	445.00	7,120							
4	6200	A	PASTURE 3	0		A-1	0.00	0.00	22.38	AC		1.00	1.00	1.00	280.00	280.00	6,266							
5	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	38.38	AC		1.00	1.00	1.00	6,000.00	6,000.00	230,280							

REVIEW DATE 11/08/2017 BY DF Total Acres: 40.38 Total Land Value: 25,386 Market: 230,280 Agricultural: 13,386 Common: 12,000 PRINTED 11/17/2026 BY SYS

THE S 1320 FT OF THE W 1320 FT O
OF NE1/4 LYING N OF CR-778 IN 18

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BUILDING CHARACTERISTICS

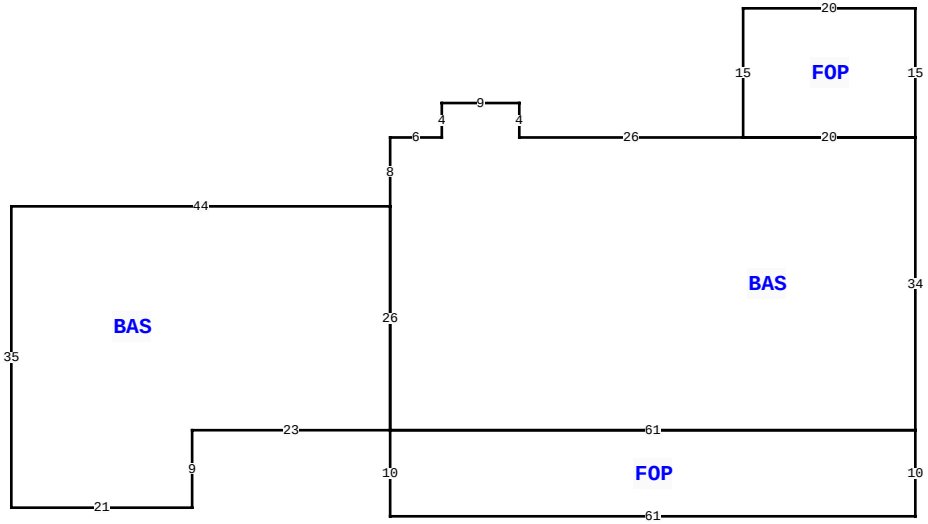
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	06	06
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	7717.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,333	100		1,333	139,124
BAS	2,110	100		2,110	220,220
FOP	300	30		90	9,393
FOP	610	30		183	19,099
TOTALS	4,353			3,716	387,837

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,716	115.7100	127.28	472,972	2007	2007	0	0	0	18.00	82.00

3 SINGLE FAM 100% - 2025 Heated Area: 3443 HX Base Yr 2025



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

2535 SW COUNTY ROAD 778 , FORT WHITE

COLUMBIA COUNTY PROPERTY

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GRANTEE: THOMPSON TENANCY BY						
1523/2578	8/12/2024	TR	U	I	11	100
GRANTOR: THOMPSON TENANCY BY E						
GRANTEE: CLIFFORD VICTORIA T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W26 N4 W9 S4 W6 S8 BAS= W44 S35 E21 N9 E23 N26 $ S26
FOP= S10 E61 N10 W61$ E61 N34 FOP= N15 W20 S15 E20$ W20$.

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

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 11/08/2017 BY DF Total Acres: 40.38 Total Land Value: 25,386 Market: 230,280 Agricultural: 13,386 Common: 12,000 PRINTED 11/17/2026 BY SYS