BEG AT NE COR OF SE1/4 OF SW1/4,
S 448.43 FT, S 50 DG E 165.73 FT
E 296.34 FT, N 482.09 FT, W 299.

SERVICE ADAM T/SERVICE KIMBERLY L
275 SW SCENIC CT
FORT WHITE, FL 32038

2027

08-6S-16-03801-007

BUILDING CHARACTERISTICS

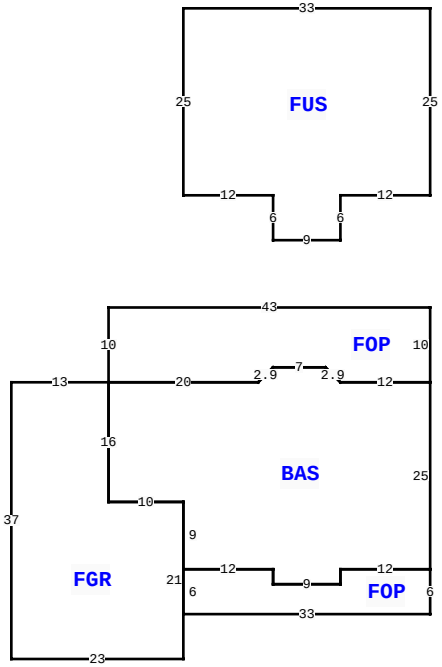
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	8616.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,021	100		1,021	107,834
FGR	691	55		380	40,134
FOP	180	30		54	5,703
FOP	412	30		124	13,096
FUS	879	100		879	92,837
TOTALS	3,183			2,458	259,604

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,458	118.5408	130.39	320,499	2006	2006	0	0	0	19.00	81.00

1 SINGLE FAM 100% - 2007 Heated Area: 1900 HX Base Yr 2007



275 SW SCENIC CT, FORT WHITE

BLD DATE		LGL DATE	05/06/2026 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	0166	CONC,PAVMT	0	100	0	0	530.00	UT	2.50	2.50	100	2006	2006	3	100	1,325	
2	0280	POOL R/CON	0	100	16	34	544.00	UT	70.00	70.00	100	2010	2010	3	65	24,752	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	600	
4	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	700	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		259,604
TOTAL MARKET OB/XF VALUE		27,377
TOTAL LAND VALUE - MARKET		65,130
TOTAL MARKET VALUE		352,111
SOH/AGL Deduction		114,651
ASSESSED VALUE		237,460
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		186,049
TOTAL JUST VALUE		352,111
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		356,850

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054905	Mobile Home		01/28/2026
000048228	Roof Replacement	9,500	09/20/2023
28798	POOL	180	08/18/2010
23870	SFR	576	11/17/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q/U	V/I	RSN CD	SALE PRICE
1057/0242	9/01/2005	WD	Q	I	01	100

GRANTOR: P STEPHEN & CAROL ANN

GRANTEE: ADAM T & KIMBERLY L

BUILDING NOTES

BUILDING DIMENSIONS

BAS= N25 FOP= N10 W43 S10 E20 R2 U2 E7 D2 R2 E12 $ W12 L2 U2 W7 D2 L2 W20 FGR= W13 S37 E23 N21 W10 N16$ S16 E10 S9 FOP= S6 E33 N6 W12 S2 W9 N2 W12$ E12 S2 E9 N2 E12$ PTR= N50 FUS= N25 W33 S25 E12 S6 E9 N6 E12$ S50$.

LAND DESCRIPTION

TOTAL OB/XF 27,377

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	5.01	AC		1.00	1.00	1.00	13,000.00	13,000.00	65,130							

REVIEW DATE 08/11/2026 BY Nick Total Acres: 5.01 Total Land Value: 65,130 Market: 0 Agricultural: 0 Common: 65,130 PRINTED 11/17/2026 BY SYS