E1/3 OF W2/3 OF SW1/4 OF SE1/4.
850-481, 853-1255 THRU 1259, 861

MORAN JEFFREY A TRUSTEE &/MORAN BONNIE J
1501 SW CR 778
FORT WHITE, FL 32038

**2027**

**08-7S-17-09954-007**

## BUILDING CHARACTERISTICS

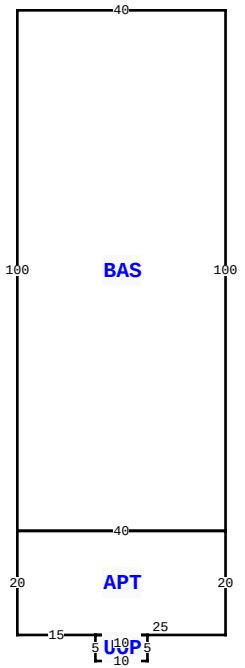
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 25 | MOD METAL 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 01 | MINIMUM 100 |
| Interior Floo | 03 | CONC FINSH 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 0 100 |
| Bathrooms | | 0 100 |
| Frame | 05 | STEEL 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 | 5000 | IMPROVED AG |
| MAP NUM | | MKT AREA 02 |
| NEIGHBORHOOD/LOC | 8717.00 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| APT | 800 | 100 | | 800 | 17,328 |
| BAS | 4,000 | 100 | | 4,000 | 86,640 |
| UOP | 50 | 20 | | 10 | 217 |
| TOTALS | 4,850 | | | 4,810 | 104,185 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 8700 | 01 | 4,810 | 76.0000 | 28.88 | 138,913 | 2004 | 2004 | 0 | 0 | 0 | 25.00 | 75.00 |

1 PREF M B A 0% - 2025 Heated Area: 4800 HX Base Yr




1501 SW COUNTY ROAD 778 , FORT WHITE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/07/2026 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 | 0180 | FPLC 1STRY | 0 | 0 | 0 | 0 | 1.00 | UT | 2,000.00 | 2,000.00 | 100 | 2007 | 2007 | 3 | 100 | 2,000 | |
| 2 | 9945 | Well/Sept | 0 | 0 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | | | 3 | 100 | 7,000 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 3

VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 352,470 |
| TOTAL MARKET OB/XF VALUE | 9,000 |
| TOTAL LAND VALUE - MARKET | 128,970 |
| TOTAL MARKET VALUE | 373,922 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 373,922 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 373,922 |
| TOTAL JUST VALUE | 490,440 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 494,964 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 25220 | SFR | 645 | 11/09/2006 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1391/0402 | 8/07/2019 | QC | U | I | 11 | 100 |
| GRANTOR: JEFFREY A MORAN | | | | | | |
| GRANTEE: JEFFREY A MORAN (TR | | | | | | |
| 0899/0989 | 3/24/2000 | WD | Q | V | | 48,000 |
| GRANTOR: SHEPARDSON'S | | | | | | |
| GRANTEE: JEFFREY & BONNIE MO | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W40 S100 APT= S20 E15 UOP= S5 E10 N5 W10$ E25 N20 W40$ E40 N100$.

## LAND DESCRIPTION

TOTAL OB/XF 9,000

| 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 | 0100 | C | SFR | 0 | | A-1 | 0.00 | 0.00 | 1.00 | AC | | 1.00 | 1.00 | 1.00 | 9,000.00 | 9,000.00 | 9,000 | | | | | | | |
| 2 | 6200 | A | PASTURE 3 | 0 | | A-1 | 0.00 | 0.00 | 12.33 | AC | | 1.00 | 1.00 | 1.00 | 280.00 | 280.00 | 3,452 | | | | | | | |
| 3 | 9910 | M | MKT.VAL.AG | 0 | | A-1 | 0.00 | 0.00 | 13.33 | AC | | 1.00 | 1.00 | 1.00 | 9,000.00 | 9,000.00 | 119,970 | | | | | | | |

REVIEW DATE 11/16/2017 BY DF Total Acres: 13.33 Total Land Value: 12,452 Market: 119,970 Agricultural: 3,452 Common: 9,000 PRINTED 11/17/2026 BY SYS

E1/3 OF W2/3 OF SW1/4 OF SE1/4.
850-481, 853-1255 THRU 1259, 861

MORAN JEFFREY A TRUSTEE &/MORAN BONNIE J
1501 SW CR 778
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**2027**

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## BUILDING CHARACTERISTICS

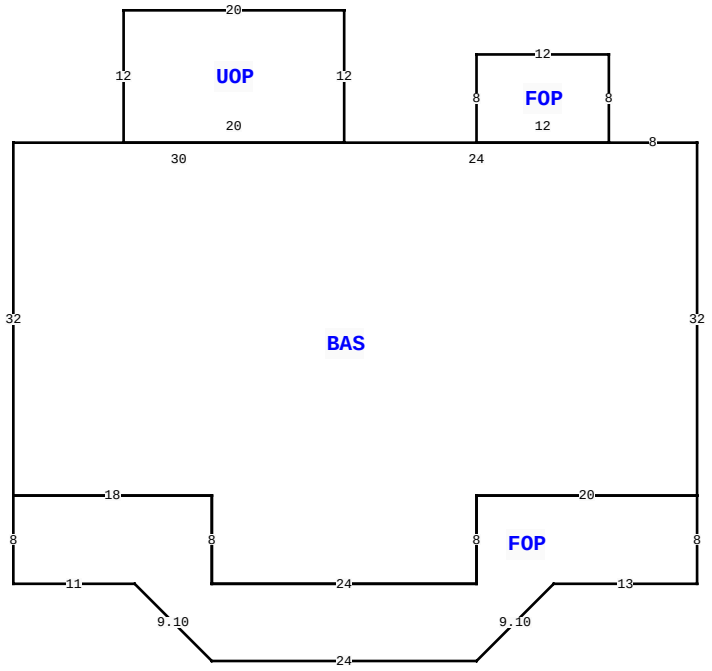
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 17 | MSNRY STUC 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 14 | PREFIN MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 12 | HARDWOOD 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 03 | MASONRY 100 |
| Stories | 1. | 1. 100 |
| Architectual | 05 | CONV 100 |
| Units | | 0 100 |
| Quality | 05 | 05 |
| DOR CODE | 5000 | IMPROVED AG |
| MAP NUM | | MKT AREA 02 |
| NEIGHBORHOOD/LOC | 8717.00 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 2,176 | 100 | | 2,176 | 224,271 |
| FOP | 96 | 30 | | 29 | 2,989 |
| FOP | 521 | 30 | | 156 | 16,079 |
| UOP | 240 | 20 | | 48 | 4,947 |
| TOTALS | 3,033 | | | 2,409 | 248,285 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,409 | 114.2660 | 125.69 | 302,787 | 2007 | 2007 | 0 | 0 | 0 | 18.00 | 82.00 |

2 SINGLE FAM 0% - 2025 Heated Area: 2176 HX Base Yr




1501 SW COUNTY ROAD 778 , FORT WHITE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/07/2026 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | | | |

## COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 3

VALUATION SUMMARY

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| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 373,922 |
| TOTAL JUST VALUE | 490,440 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 494,964 |

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|---|---|---|---|
| | | | |

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| GRANTEE: JEFFREY A MORAN (TR | | | | | | |
| 0899/0989 | 3/24/2000 | WD | Q | V | | 48,000 |
| GRANTOR: SHEPARDSON'S | | | | | | |
| GRANTEE: JEFFREY & BONNIE MO | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W8 FOP= N8 W12 S8 E12$ W24 UOP= N12 W20 S12 E20$ W30 S32 FOP= S8 E11 R7 D7 E24 U7 R7 E13 N8 W20 S8 W24 N8 W18$ E18 S8 E24 N8 E20 N32$.

## 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 11/16/2017 BY DF Total Acres: 13.33 Total Land Value: 12,452 Market: 119,970 Agricultural: 3,452 Common: 9,000 PRINTED 11/17/2026 BY SYS