

COMM NW COR OF S3/4 OF SE1/4 OF  
 RUN E 208.73 FT FOR POB, CONT E  
 S 495.70 FT, W 143.43 FT TO E R/

LEGREE RONALD TROY  
 P O BOX 1946  
 HIGH SPRINGS, FL 32655-1946

2026

11-7S-16-04175-002



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY									
																				VALUATION BY STANDARD Tax Group: 3 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 36,800 TOTAL MARKET VALUE 36,800 SOH/AGL Deduction 6,187 ASSESSED VALUE 30,613 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 30,613 TOTAL JUST VALUE 36,800 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 32,200											
																				SALES DATA OFF RECORD Number DATE TYPE INST Q U / V I / RSN CD SALE PRICE 0960/2642 8/23/2002 WD Q I 03 100 GRANTOR: BETTY R SHEPARD GRANTEE: RONALD TORY LEGREE 0960/1500 8/19/2002 QC Q I 01 100 GRANTOR: MARTHA WASHINGTON & B GRANTEE: RONALD TORY LEGREE											
DOR CODE 0000 VACANT																				PERMIT NUM DESCRIPTION AMT ISSUED											
MAP NUM MKT AREA 02																															
NEIGHBORHOOD/LOC 11716.00 1.00/																															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																										
TOTALS																															
EXTRA FEATURES										4773 SW US HIGHWAY 27 , FORT WHITE										BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/06/2026 MLU											
L N	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															
																	BUILDING NOTES														
																	BUILDING DIMENSIONS														
LAND DESCRIPTION										TOTAL OB/XF 0																					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV							
1	0000	C	VAC RES	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	16,000.00	16,000.00	16,000														
2	0000	C	VAC RES	0		A-1	0.00	0.00	1.30	AC		1.00	1.00	1.00	16,000.00	16,000.00	20,800														
REVIEW DATE 05/06/2026 BY MLU Total Acres: 2.30 Total Land Value: 36,800 Market: 0 Agricultural: 0 Common: 36,800 PRINTED 06/23/2026 BY SYS																															