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

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
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					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

4773 SW US HIGHWAY 27 , FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	

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

SALE:2:1: RESERVED A LIFE ESTATE

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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						

BUILDING NOTES

BUILDING DIMENSIONS

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
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 05/08/2026 BY SYS