COMM NW COR OF S3/4 OF SE1/4 OF
RUN S 208.73 FT, E 3.43 FT TO E
FOR POB, CONT E 180.5 FT, S 35 D

LEGREE VERNEST LEONARD/LEGREE DELBERT DEWAYNE
4803 SW US HIGHWAY 27
FORT WHITE, FL 32038

2027

11-7S-16-04178-000

BUILDING CHARACTERISTICS

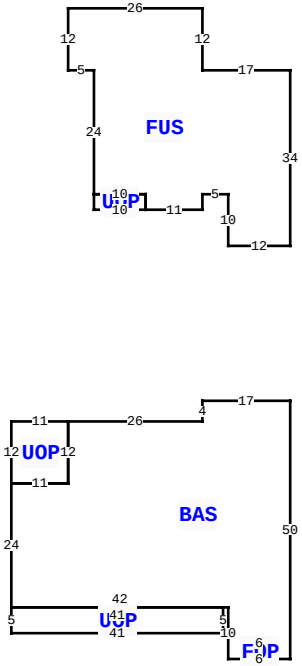
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	2.	2. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0100	SINGLE FAMILY
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
BAS	1,982	100		1,982	95,605
FOP	18	30		5	241
FUS	1,377	100		1,377	66,422
UOP	30	20		6	289
UOP	132	20		26	1,254
UOP	205	20		41	1,978
TOTALS	3,744			3,437	165,789

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,437	67.4659	74.21	255,060	1989	1989	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 1996 Heated Area: 3359 HX Base Yr 1996



4803 SW US HIGHWAY 27 , FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2015	2015	3	100	1,200	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	3,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	165,789
TOTAL MARKET OB/XF VALUE	4,200
TOTAL LAND VALUE - MARKET	13,500
TOTAL MARKET VALUE	183,489
SOH/AGL Deduction	75,941
ASSESSED VALUE	107,548
TOTAL EXEMPTION VALUE	HX HB SX 101,411
BASE TAXABLE VALUE	6,137
TOTAL JUST VALUE	183,489
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	186,505

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1489/1394	4/20/2023	LE	U	I	14	100
GRANTOR: LEGREE IDA MAE						
GRANTEE: LEGREE IDA MAE (ENH						
1207/2626	12/16/2010	WD	U	I	11	100
GRANTOR: RONALD T LEGREE						
GRANTEE: IDA MAE LEGREE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W17 S4 W26 UOP= W11 S12 E11 N12$ S12 W11 S24 UOP= S5 E41 N5 W41$ E42 S10 E3 FOP= E6 N3 W6 S3$ N3 E6 S3 E3 N50$ PTR=N30 FUS= N34 W17 N12 W26 S12 E5 S24 UOP= S3 E10 N3 W10$ E10 S3 E11 N3 E5 S10 E12$ S30$.

LAND DESCRIPTION

TOTAL OB/XF 4,200

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	0.50	AC		1.00	1.00	1.50	18,000.00	27,000.00	13,500							

REVIEW DATE 06/25/2026 BY NH Total Acres: 0.50 Total Land Value: 13,500 Market: 0 Agricultural: 0 Common: 13,500 PRINTED 11/17/2026 BY SYS