W1/2 OF E1/2 OF NE1/4 OF NE1/4
ALSO THE S 4.88 AC'S OF THE
E1/2 OF THE W1/2 OF THE NE1/4

ROGERS JERRY C
P O BOX 2803
HIGH SPRINGS, FL 32655

2026

13-7S-16-04193-006

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

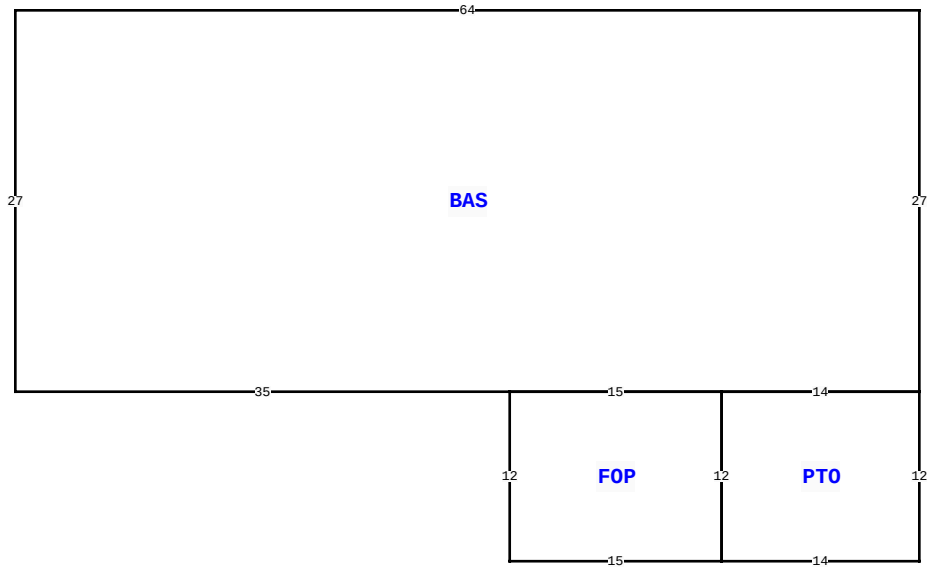
ELEMENT	CD	CONSTRUCTION
Exterior Wall	13	PREFAB PNL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	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	13716.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,728	100		1,728	50,472
FOP	180	35		63	1,840
PTO	168	5		8	234
TOTALS	2,076			1,799	52,545

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,799	115.9000	73.02	131,363	1992	1992	0	0	0	60.00	40.00

1 MOBILE HME 100% - 1996 Heated Area: 1728 HX Base Yr 1996



275 SW ILLUSION CT, FORT WHITE

BLD DATE		LGL DATE	05/07/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		66,246
TOTAL MARKET OB/XF VALUE		31,400
TOTAL LAND VALUE - MARKET		132,840
TOTAL MARKET VALUE		127,939
SOH/AGL Deduction		56,021
ASSESSED VALUE		71,918
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		46,918
TOTAL JUST VALUE		230,486
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		227,331

BLDG:2:1: GRTLK MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1344/1031	8/30/2017	LE	U	I	14	100
GRANTOR: JERRY C ROGERS (LIFE						
GRANTEE: CINDY SILVERSTEIN (						
0540/0216	6/01/1984	WD	Q	I	01	39,500
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W64 S27 E35 FOP= S12 E15 N12 W15$ E15 PTO= S12 E14N12 W14$ E14 N27$.

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	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	50	
2	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	800	
3	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	100	
4	0060	CARPORT F	0	100	20	18	360.00	UT	5.00	5.00	100	1993	1993	3	100	1,800	
5	0296	SHED METAL	0	100	10	12	120.00	UT	5.00	5.00	100	1993	1993	3	100	600	
6	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	50	
7	9947	Septic	0	0	0	0	3.00	UT	3,000.00	3,000.00	100			3	100	9,000	
8	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	800	
9	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
10	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	2,200	

TOTAL OB/XF 22,400

LAND DESCRIPTION

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	0200	C	MBL HM	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	9,000							
2	0200	C	MBL HM	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	9,000							
3	0200	C	MBL HM	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	9,000							
4	6200	A	PASTURE 3	0		A-1	0.00	0.00	11.76	AC		1.00	1.00	1.00	280.00	280.00	3,293							
5	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	11.76	AC		1.00	1.00	1.00	9,000.00	9,000.00	105,840							

REVIEW DATE 02/15/2023 BY JB Total Acres: 14.76 Total Land Value: 30,293 Market: 105,840 Agricultural: 3,293 Common: 27,000 PRINTED 05/13/2026 BY SYS

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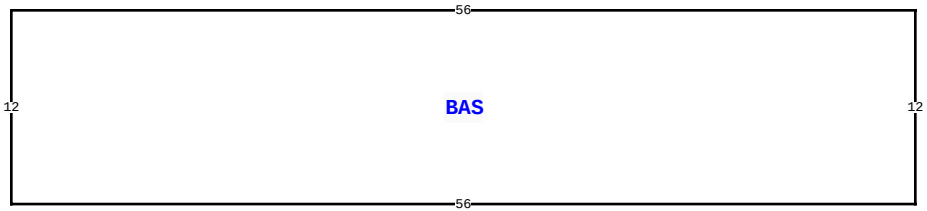
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	13716.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100		672	13,701
TOTALS	672			672	13,701

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	672	80.9100	50.97	34,252	1975	1975	0	0	0	60.00	40.00

3 MOBILE HME 0% - 1996 Heated Area: 672 HX Base Yr 1996



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TOTAL JUST VALUE		230,486
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		227,331

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GRANTEE: CINDY SILVERSTEIN (						
0540/0216	6/01/1984	WD	Q	I	01	39,500
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S12 E56 N12$.

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
11	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
12	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	
13	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	600	
14	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	100	
15	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	100	

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

REVIEW DATE 02/15/2023 BY JB Total Acres: 14.76 Total Land Value: 30,293 Market: 105,840 Agricultural: 3,293 Common: 27,000 PRINTED 05/13/2026 BY SYS