

BEG SE COR OF SE1/4 OF NE1/4, RU
780.38 FT, E 501.83 FT, S 780.51
1.19 ACRES AS LIES S OF SW BUSSE

PEREZ VICTOR S
277 SW BUSSEY GLN
FORT WHITE, FL 32038

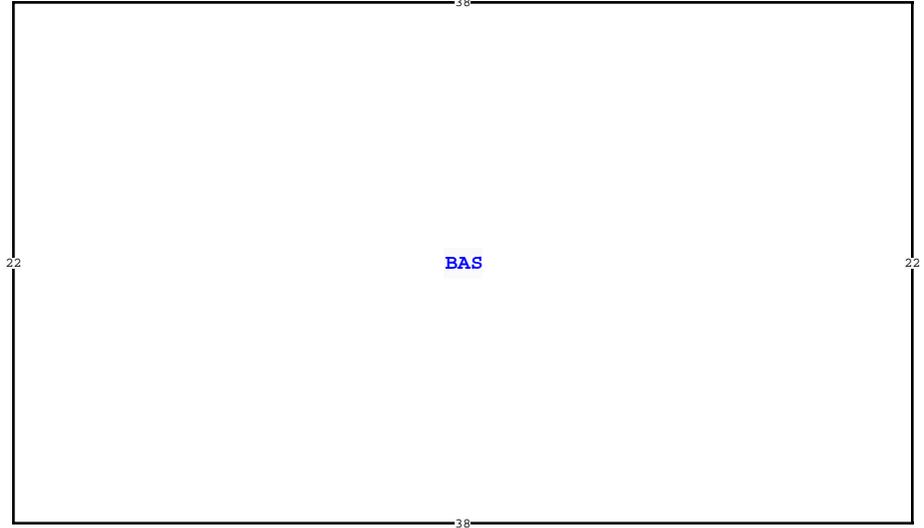
2026

13-7S-16-04193-009



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	51	LOG 100	
Exterior Wall	00	N/A 0	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	11	CLAY TILE 100	
Interior Floor	00	N/A 0	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		2 100	
Bathrooms		1 100	
Frame	02	WOOD FRAME 100	
Stories	1.	1. 100	
Units		0 100	
Condition Adj	03	03 100	
Kitchen Adjus	01	01 100	
Quality	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	13716.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	836	100	
TOTALS	836		97,096

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SINGLE FAM	100%	- 2022		Heated Area: 836					HX Base Yr	2022	



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		97,096	
TOTAL MARKET OB/XF VALUE		10,300	
TOTAL LAND VALUE - MARKET		89,760	
TOTAL MARKET VALUE		197,156	
SOH/AGL Deduction		60,129	
ASSESSED VALUE		137,027	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		85,616	
TOTAL JUST VALUE		197,156	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		179,599	
BLDG:1:1: TOWN MANOR			
XFOB:1:1: TOWN MANOR M H			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
40537	REMODEL	0	09/16/2020
13476	M H	125	01/08/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1566/323	4/13/2026	LE	U	I	14	100
GRANTOR: PEREZ VICTOR SCOTT (E)						
GRANTEE: PEREZ BECKY ANN (RM)						
1385/1675	5/24/2019	WD	Q	I	01	75,000
GRANTOR: WENDY MCGRIFF						
GRANTEE: VICTOR S PEREZ						

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2010
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100	2010
3	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100	2010

TOTAL OB/XF												
10,300												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT
1	0100	C	SFR	100		A-1	0.00	0.00	6.48	AC		1.00
2	0000	C	VAC RES	100		00	0.00	0.00	1.00	AC		1.00

BUILDING NOTES												
BAS=[ORIG=19,12] E38 S22 W38 N22 \$												

BUILDING DIMENSIONS												
BAS=[ORIG=19,12] E38 S22 W38 N22 \$												

LAND DESCRIPTION													TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	6.48	AC		1.00	1.00	1.00	12,000.00	12,000.00	77,760								
2	0000	C	VAC RES	100		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	12,000.00	12,000.00	12,000								