E1/2 OF NW1/4 & PART OF NE1/4
DESC AS FOLLOWS: BEG AT SW COR
OF E1/2 OF NW1/4, RUN NORTH

DAVIS ROGER W
1450 SW TOMMY LITES ST
FORT WHITE, FL 32038

2026

17-6S-17-09690-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5200	CROPLAND CLS2	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	17617.00	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

2373 SW TOMMY LITES ST, FORT WHITE

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	27,550
TOTAL LAND VALUE - MARKET	1,006,695
TOTAL MARKET VALUE	114,008
SOH/AGL Deduction	1,230
ASSESSED VALUE	112,778
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	112,778
TOTAL JUST VALUE	1,034,245
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,034,245

PERMIT NUM	DESCRIPTION	AMT	ISSUED
13271	M H	125	11/06/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1207/1246	12/30/2010	WD	U	I	16	221,000
GRANTOR: SAMUEL FORD BREWER						
GRANTEE: ROGER W DAVIS						
0681/0539	2/01/1989	AD	U	I		193,555
GRANTOR: WHITAKER HOWARD						
GRANTEE: BREWER SAMUEL FORD						

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
1	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300	
2	0020	BARN,FR	0	0	18	30	1.00	UT	0.00	0.00	100	0	0	3	100	100	
3	0020	BARN,FR	0	0	30	50	1.00	UT	0.00	0.00	100	0	0	3	100	500	
4	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	50	
5	0285	SALVAGE	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	100	
6	9945	Well/Sept	0	0	0	0	2.00	UT	7,000.00	7,000.00	100			3	100	14,000	
7	0040	BARN,POLE	0	0	80	80	6,400.00	UT	2.50	2.50	50	2013	2013	3	50	8,000	
8	9946	Well	0	0	0	0	1.00	UT	4,000.00	4,000.00	100			3	100	4,000	
9	0255	MBL HOME S	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 27,550

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	9901	C	AC/XFOB	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	4,500.00	4,500.00	4,500							
2	5200	A	CROPLAND 2	0		A-1	0.00	0.00	217.71	AC		1.00	1.00	1.00	370.00	370.00	80,553							
3	5600	A	TIMBER 3	0		A-1	0.00	0.00	5.00	AC		1.00	1.00	1.00	281.00	281.00	1,405							
4	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	222.71	AC		1.00	1.00	1.00	4,500.00	4,500.00	1,002,195							

REVIEW DATE 10/10/2017 BY DF — Total Acres: 223.71 — Total Land Value: 86,458 — Market: 1,002,195 — Agricultural: 81,958 — Common: 4,500 — PRINTED 06/23/2026 BY SYS