N1/2 OF NE1/4 LYING E OF RD,
EX THE E 659 FT DESC ORB
745-1359 & EX 5 AC DESC IN

BLAND GEORGE A III REVOCABLE LIVING TRUST
4926 LAKE CARLTON DR
MT DORA, FL 32757

2027

17-7S-16-04233-000

BUILDING CHARACTERISTICS

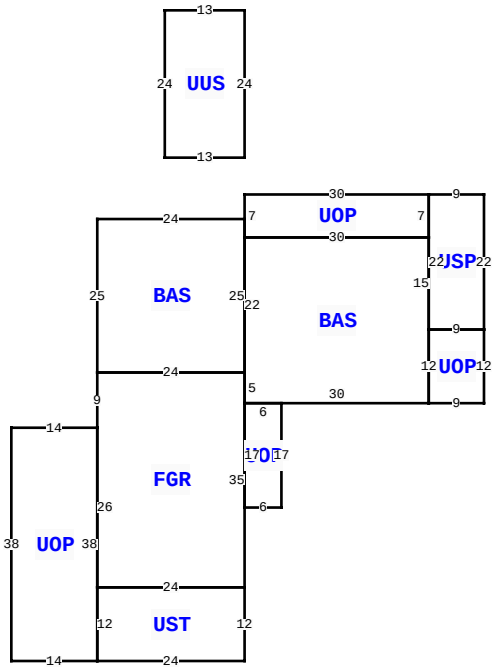
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		1 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	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	17716.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	600	100		600	34,956
BAS	810	100		810	47,190
FGR	840	55		462	26,916
UOP	102	20		20	1,165
UOP	108	20		22	1,282
UOP	210	20		42	2,447
UOP	532	20		106	6,176
USP	198	35		69	4,020
UST	288	45		130	7,574
UUS	312	50		156	9,088
TOTALS	4,000			2,417	140,813

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,417	81.4800	89.63	216,636	1986	1986	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1410 HX Base Yr



21397 SW STATE ROAD 47 , FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 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	0040	BARN,POLE	0	0	12	20	240.00	UT	2.50	2.50	75	1993	1993	3	75	450	
2	0040	BARN,POLE	0	0	12	44	528.00	UT	2.50	2.50	75	1993	1993	3	75	990	
3	0166	CONC,PAVMT	0	0	33	24	792.00	UT	2.00	2.00	75	1993	1993	3	75	1,188	
4	0040	BARN,POLE	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
5	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	140,813
TOTAL MARKET OB/XF VALUE	9,928
TOTAL LAND VALUE - MARKET	210,960
TOTAL MARKET VALUE	170,210
SOH/AGL Deduction	0
ASSESSED VALUE	170,210
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	170,210
TOTAL JUST VALUE	361,701
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	364,262

PERMIT NUM	DESCRIPTION	AMT	ISSUED
15277	M H	75	03/24/1999
9544	RELOCATE	100	03/30/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1364/2115	7/11/2018	QC	U	I	11	100
GRANTOR: GEORGE A BLAND III						
GRANTEE: GEORGE A BLAND III						
1022/2137	8/04/2004	WD	Q	I		225,000
GRANTOR: RICHARD E BUXTON						
GRANTEE: GEORGE A BLAND III						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 S25 FGR= S9 UOP= W14 S38 E14 N38$ S26 UST= S12 E24 N12 W24$ E24 N35 W24$ E24 BAS= S5 UOP= S17 E6 N17 W6$ E30 UOP= E9 N12 W9 S12$ N12 USP= E9 N22 W9 S22$ N15 UOP= N7 W30 S7 E30$ W30 S22 $ N25$ PTR= N10 UUS= N24 W13 S24 E13$ S10$.

LAND DESCRIPTION

TOTAL OB/XF 9,928

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	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	6,000.00	6,000.00	6,000							
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	34.16	AC		1.00	1.00	1.00	6,000.00	6,000.00	204,960							
3	5500	A	TIMBER 2	0		A-1	0.00	0.00	23.66	AC		1.00	1.00	1.00	445.00	445.00	10,529							
4	6200	A	PASTURE 3	0		A-1	0.00	0.00	10.50	AC		1.00	1.00	1.00	280.00	280.00	2,940							

REVIEW DATE 07/09/2015 BY TW Total Acres: 35.16 Total Land Value: 19,469 Market: 204,960 Agricultural: 13,469 Common: 6,000 PRINTED 11/17/2026 BY SYS