



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS											COLUMBIA COUNTY PROPERTY													
ELEMENT	CD	CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY												
																	VALUATION BY Tax Group: 3 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 37,875 TOTAL LAND VALUE - MARKET 440,000 TOTAL MARKET VALUE 477,875 SOH/AGL Deduction 0 ASSESSED VALUE 477,875 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 477,875 TOTAL JUST VALUE 477,875 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 437,875													
DOR CODE 9900 NON AG ACREAGE																	PERMIT NUM DESCRIPTION AMT ISSUED 000050328 Electrical Servic 2,000 07/11/2024													
MAP NUM MKT AREA 02																	SALES DATA OFF RECORD Number DATE TYPE INST Q / V / I / RSN CD SALE PRICE 1421/0984 9/10/2020 WD U V 11 100 GRANTOR: J-HAJ ENTOURAGE LLC GRANTEE: FRP COLUMBIA COUNTY 1385/0319 5/01/2019 WD U V 11 100 GRANTOR: BOULDEVARD ASSOCIATES GRANTEE: J-HAJ ENTOURAGE LLC													
NEIGHBORHOOD/LOC 17716.00 1.00/																	BUILDING NOTES BUILDING DIMENSIONS													
AREA TYPE TOTAL GROSS AREA PCT OF BASE YEAR TOT ADJ AREA SUBAREA MARKET VALUE																														
TOTALS						21422 SW STATE ROAD 47, FORT WHITE											BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/07/2026 MLU													
EXTRA FEATURES																														
L N	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	0140	CLFENCE	6	0 0	0 0			5,050.00	UT	7.50				7.50	100	2025	2024	100	37,875											

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	9900	C	AC NON-AG	0		A-1	0.00	0.00	80.00	AC		1.00	1.00	1.00	5,500.00	5,500.00	440,000									