E1/2 OF SW 1/4 & E1/2 OF NW1/4 E
889-2540, WD 1070-115, LE 1387-1

LEE HAZEL
1774 SW COUNTY RD 778
FORT WHITE, FL 32038

2027

17-7S-17-10011-000

BUILDING CHARACTERISTICS

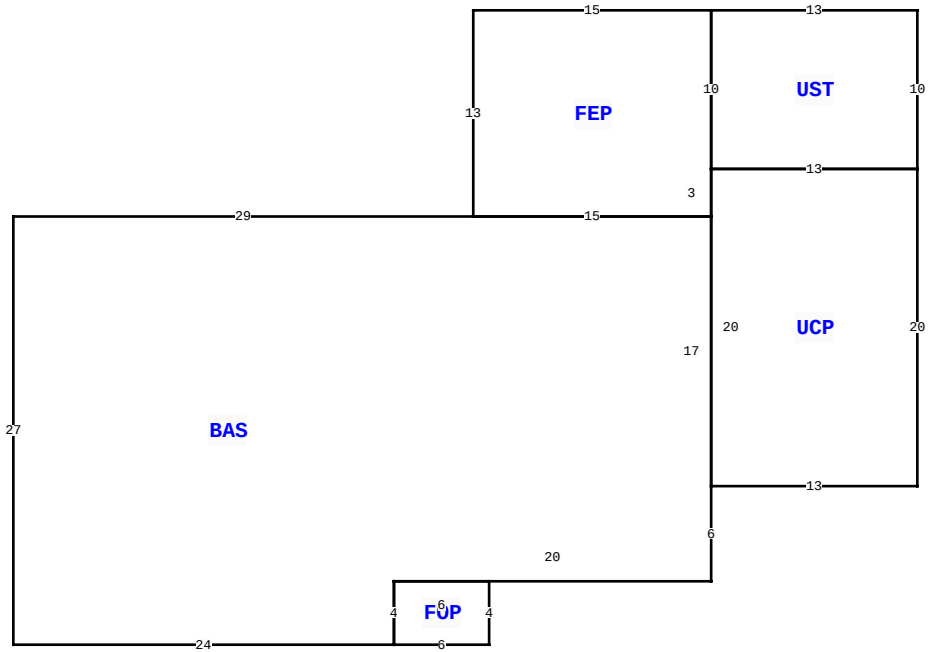
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	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	17717.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,108	100		1,108	93,763
FEP	195	80		156	13,202
FOP	24	30		7	592
UCP	260	20		52	4,401
UST	130	45		58	4,908
TOTALS	1,717			1,381	116,865

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,381	118.3520	130.19	179,792	1960	1960	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1108 HX Base Yr



1774 SW COUNTY ROAD 778 , FORT WHITE

BLD DATE		LGL DATE	05/07/2026 MLU
XF DATE		LAND DATE	
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	0021	BARN,FR AE	0	100	0	0	2.00	UT	130.00	130.00	100	0	0	3	100	260	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	320	
3	0285	SALVAGE	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
4	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	300	
5	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	300	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		161,324
TOTAL MARKET OB/XF VALUE		1,680
TOTAL LAND VALUE - MARKET		792,450
TOTAL MARKET VALUE		222,265
SOH/AGL Deduction		66,743
ASSESSED VALUE		155,522
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		99,111
TOTAL JUST VALUE		955,454
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		958,379

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1387/1256	6/19/2019	LE	U	I	14	100
GRANTOR: HAZEL LEE (LFE EST)						
GRANTEE: SANDRA GARRETT (RMD						
0889/2540	10/13/1999	WD	Q	I	01	0
GRANTOR: D W JR & HAZEL LEE						
GRANTEE: HAZEL LEE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W29 S27 E24 FOP= E6 N4 W6 S4$ N4 E20 N6UCP= E13 N20 W13 S20$ N17 FEP= N3 UST= E13 N10 W13 S10$ N10 W15 S13 E15$ W15$.

LAND DESCRIPTION

TOTAL OB/XF 1,680

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	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	5,000.00	5,000.00	5,000							
2	0100	C	SFR	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	5,000.00	5,000.00	5,000							
3	6200	A	PASTURE 3	0		A-1	0.00	0.00	96.00	AC		1.00	1.00	1.00	280.00	280.00	26,880							
4	5200	A	CROPLAND 2	0		A-1	0.00	0.00	60.49	AC		1.00	1.00	1.00	370.00	370.00	22,381							
5	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	156.49	AC		1.00	1.00	1.00	5,000.00	5,000.00	782,450							

REVIEW DATE 08/18/2020 BY KR Total Acres: 158.49 Total Land Value: 59,261 Market: 782,450 Agricultural: 49,261 Common: 10,000 PRINTED 11/17/2026 BY SYS

E1/2 OF SW 1/4 & E1/2 OF NW1/4 E
889-2540, WD 1070-115, LE 1387-1

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BUILDING CHARACTERISTICS

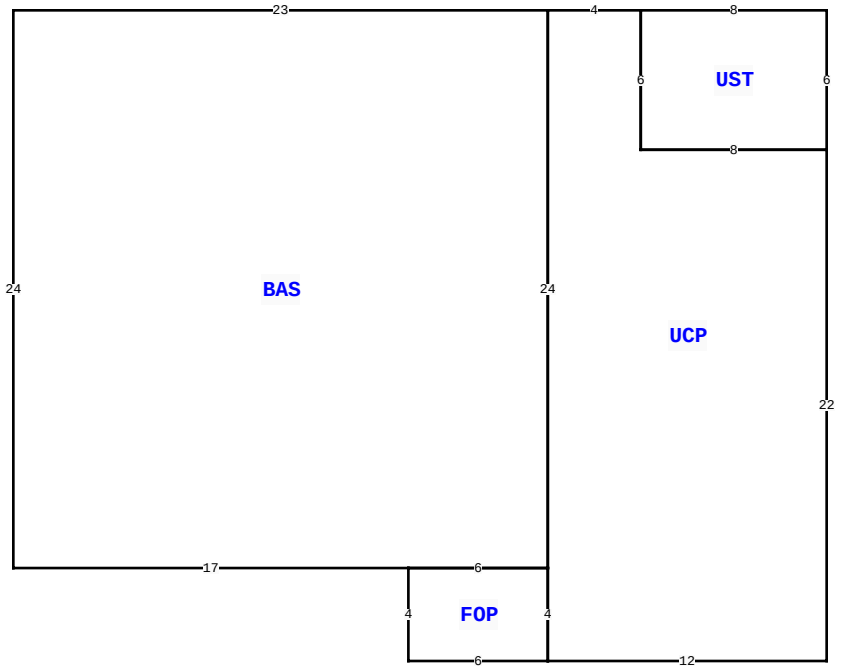
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		1 100
Bathrooms		0 100
Frame	01	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	17717.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	552	100		552	38,406
FOP	24	30		7	487
UCP	288	20		58	4,035
UST	48	45		22	1,531
TOTALS	912			639	44,459

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	639	97.3080	107.04	68,399	1961	1961	0	0	0	35.00	65.00

3 SINGLE FAM 0% - 0 Heated Area: 552 HX Base Yr



1774 SW COUNTY ROAD 778 , FORT WHITE

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

COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 3

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0889/2540	10/13/1999	WD	Q	I	01	0
GRANTOR: D W JR & HAZEL LEE						
GRANTEE: HAZEL LEE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W23 S24 E17 FOP= S4 E6N4 W6$ E6 UCP= S4 E12 N22 UST= N6 W8 S6 E8$ W8 N6 W4 S24$ N24$.

LAND DESCRIPTION

TOTAL OB/XF 0

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 08/18/2020 BY KR Total Acres: 158.49 Total Land Value: 59,261 Market: 782,450 Agricultural: 49,261 Common: 10,000 PRINTED 11/17/2026 BY SYS