1 AC IN NW COR OF E1/2 OF
NE1/4 OF NW1/4 DESC AS: COMM
NE COR OF NW1/4, RUN S 79.51

ROSS MARK D/ROSS TRACY
2688 SW COUNTY RD 778
FORT WHITE, FL 32038

2027

18-7S-17-10017-002

BUILDING CHARACTERISTICS

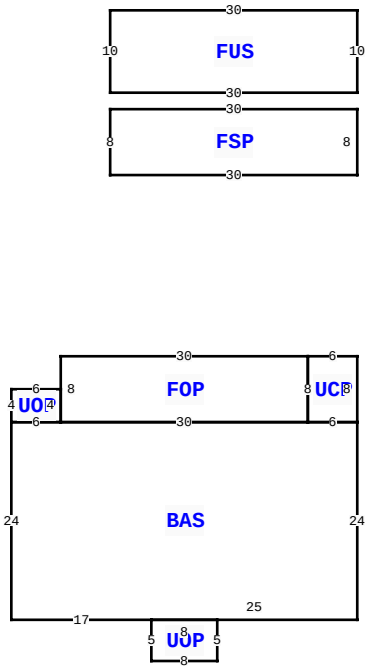
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	06	VINYL ASB 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.5	1.5 100
Architectual	05	CONV 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	18717.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,008	100		1,008	77,916
FOP	240	30		72	5,565
FSP	240	40		96	7,420
FUS	300	100		300	23,189
UCP	48	20		10	773
UOP	24	20		5	387
UOP	40	20		8	618
TOTALS	1,900			1,499	115,870

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,499	108.1080	118.92	178,261	1977	1977	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2015 Heated Area: 1308 HX Base Yr 2015



2688 SW COUNTY ROAD 778 , FORT WHITE

BLD DATE
XF DATE
INC DATE
LGL DATE
LAND DATE 05/08/2026 MLU
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	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	500	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	750	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	500	
5	0031	BARN,MT AE	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	4,995	
6	0251	LEAN TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	600	

LAND DESCRIPTION

TOTAL OB/XF 7,645

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	18,000.00	18,000.00	18,000							

REVIEW DATE 06/24/2020 BY KR Total Acres: 1.00 Total Land Value: 18,000 Market: 0 Agricultural: 0 Common: 18,000 PRINTED 11/17/2026 BY SYS

COLUMBIA COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		115,870
TOTAL MARKET OB/XF VALUE		7,645
TOTAL LAND VALUE - MARKET		18,000
TOTAL MARKET VALUE		141,515
SOH/AGL Deduction		58,962
ASSESSED VALUE		82,553
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		31,142
TOTAL JUST VALUE		141,515
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		143,619

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1243/0481	10/01/2012	WD	U	I	30	99,100
GRANTOR: ROGER J & JUDY D ROSS						
GRANTEE: MARK D & TRACY ROSS						
1000/1088	11/12/2003	WD	Q	I		51,000
GRANTOR: IRIS G SHEFFIELD						
GRANTEE: ROGER J & JUDY D RO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W6 FOP= N8 W30 S8 E30$ W30 UOP= N4 W6 S4 E6$ W6S24 E17
UOP= S5 E8N5 W8$ E25 N24$ UCP= N8 W6 S8 E6$ PTR= N30 FSP= N8
W30 S8 E30 $ S30$ PTR=N40 FUS= N10 W30 S10 E30$ S40$.