COMM SW COR OF SEC FOR POB, N 26
861.29 FT TO SW R/W OF RR, S 44
R/W 361.44 FT TO S LINE OF SEC 1

GRACY LAURENCE C
126 LIVE OAK LN
LARGO, FL 33770

2027

18-7S-17-10019-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 60
Exterior Wall	05	AVERAGE 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 100
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		1 100
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

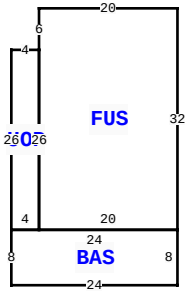
NEIGHBORHOOD/LOC 18717.00 1.00/

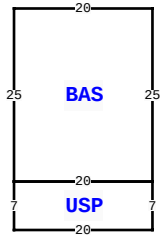
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	192	100		192	14,011
BAS	500	100		500	36,488
FUS	640	100		640	46,704
UOP	104	20		21	1,533
USP	140	35		49	3,576
TOTALS	1,576			1,402	102,312

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,402	102.0600	112.27	157,403	1985	1985	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1332 HX Base Yr





128 SW BOBCAT DR, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	100	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	100	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	300	
4	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	300	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		102,312
TOTAL MARKET OB/XF VALUE		800
TOTAL LAND VALUE - MARKET		68,770
TOTAL MARKET VALUE		171,882
SOH/AGL Deduction		81,629
ASSESSED VALUE		90,253
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		38,842
TOTAL JUST VALUE		171,882
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		173,741

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1448/655	9/17/2021	LE	U	I	14	75,000

GRANTOR: GRACY LAURENCE C (LIF

GRANTEE: CLARKSON TODD F TRU

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W20 S25 USP= S7 E20 N7 W20$ E20 N25$ PTR=N30 FUS= N32
W20 S6 UOP= W4 S26 BAS= S8 E24 N8 W24$ E4 N26$ S26 E20$ S30$.

LAND DESCRIPTION

TOTAL OB/XF 800

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	11,500.00	11,500.00	11,500							
2	0102	C	SFR/MH	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	11,500.00	11,500.00	11,500							
3	9900	C	AC NON-AG	100		A-1	0.00	0.00	3.98	AC		1.00	1.00	1.00	11,500.00	11,500.00	45,770							

REVIEW DATE 12/12/2017 BY DF Total Acres: 5.98 Total Land Value: 68,770 Market: 0 Agricultural: 0 Common: 68,770 PRINTED 11/17/2026 BY SYS