COMM SE COR, W 2641.60 FT, N 210 FT, NW 1284.10 FT FOR POB, CONT 44 DEG W 324.87 FT, S 45 DEG E 8

MAHN STEPHEN J II/MAHN DAPHNE
2768 SW US HWY 27
FT WHITE, FL 32038

2027

18-7S-17-10021-024

BUILDING CHARACTERISTICS

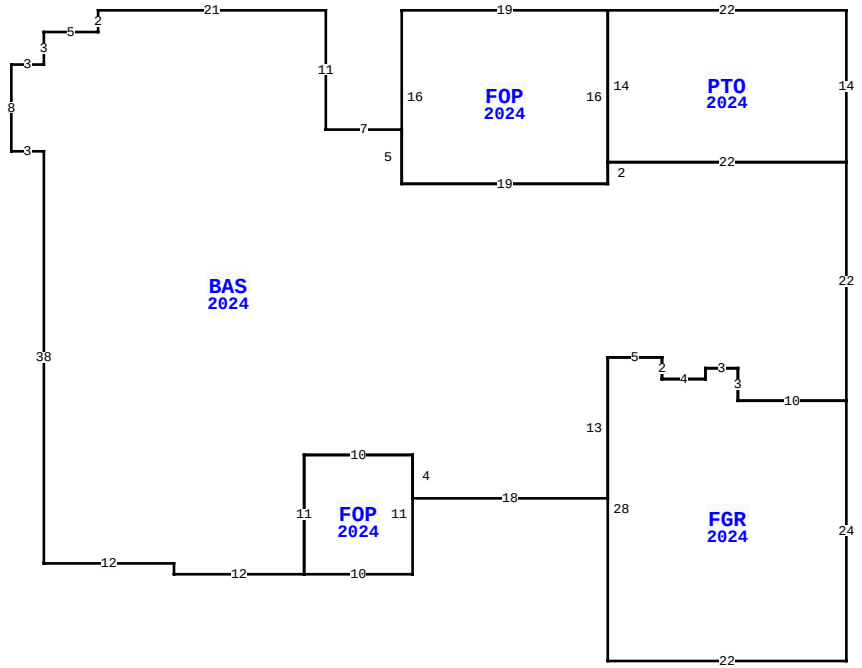
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
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	2,536	100	2024	2,536	311,853
FGR	565	55	2024	311	38,244
FOP	110	30	2024	33	4,058
FOP	304	30	2024	91	11,191
PTO	308	5	2024	15	1,844
TOTALS	3,823			2,986	367,189

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,986	114.0720	125.48	374,683	2023	2023	0	0	0	2.00	98.00

1 SINGLE FAM 100% - 2025 Heated Area: 2536 HX Base Yr 2025



2768 SW US HIGHWAY 27, 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	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	2,000	
2	0030	BARN,MT	0	100	24	30	1.00	UT	10,800.00	10,800.00	100	2024	2023		100	10,800	
3	0060	CARPORT F	0	100	15	24	1.00	UT	3,500.00	3,500.00	100	2024	2023		100	3,500	
4	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2024	2023		100	1,200	
5	0166	CONC,PAVMT	0	100	0	0	600.00	UT	3.00	3.00	100	2024	2023		100	1,800	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	367,189
TOTAL MARKET OB/XF VALUE	19,300
TOTAL LAND VALUE - MARKET	40,180
TOTAL MARKET VALUE	426,669
SOH/AGL Deduction	136,293
ASSESSED VALUE	290,376
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	238,965
TOTAL JUST VALUE	426,669
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	433,341

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046403	New Residential C	585,000	03/15/2023
000046493	Storage Building	19,200	02/10/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1519/812	7/16/2024	LE	U	I	14	100
GRANTOR: MAHN STEPHEN J II (EN						
GRANTEE: MAHN STEPHEN J III						
1477/110	10/05/2022	WD	U	I	11	100
GRANTOR: MALLOY DAVID L						
GRANTEE: MAHN STEPHEN J II						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=80,10] W21 S2 W5 S3 W3 S8 E3 S38 E12 S1 E12 N11 E10 S4 E18 N13 E5 S2 E4 N1 E3 S3 E10 N22 W22 S2 W19 N5 W7 N11 $
FGR=[YR=2024;ORIG=128,46] W10 N3 W3 S1 W4 N2 W5 S28 E22 N24 $
PTO=[YR=2024;ORIG=106,10] E22 S14 W22 N14 $
FOP=[YR=2024;ORIG=87,10] E19 S16 W19 N16 $
FOP=[YR=2024;ORIG=78,51] E10 S11 W10 N11 $
.

LAND DESCRIPTION

TOTAL OB/XF 19,300

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	2.87	AC		1.00	1.00	1.00	14,000.00	14,000.00	40,180							

REVIEW DATE 03/25/2026 BY robin Total Acres: 2.87 Total Land Value: 40,180 Market: 0 Agricultural: 0 Common: 40,180 PRINTED 11/17/2026 BY SYS