

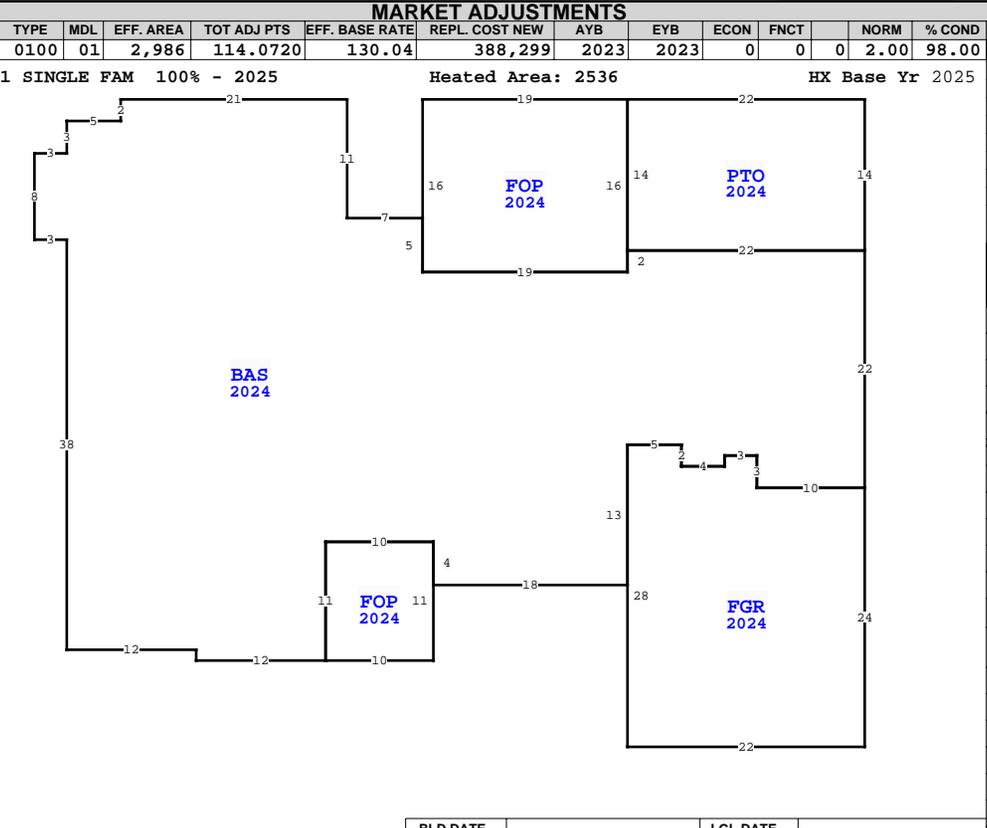
COMM SE COR, W 2641.60 FT, N 210 FT, NW 1284.10 FT FOR POB, CONT 44 DEG W 324.87 FT, S 45 DEG E 8

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

2026

18-7S-17-10021-024

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Exterior Wall	00	N/A	0
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	100
Interior Floor	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
BAS	2,536	100	2024
FGR	565	55	2024
FOP	110	30	2024
FOP	304	30	2024
PTO	308	5	2024
TOTALS	3,823		



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		380,533	
TOTAL MARKET OB/XF VALUE		19,300	
TOTAL LAND VALUE - MARKET		40,180	
TOTAL MARKET VALUE		440,013	
SOH/AGL Deduction		158,095	
ASSESSED VALUE		281,918	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		230,507	
TOTAL JUST VALUE		440,013	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		437,156	

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						

EXTRA FEATURES		2768 SW US HIGHWAY 27, FORT WHITE	
L N	OB/XF CODE	DESCRIPTION	BLD CAP
1	0296	SHED METAL	0 100
2	0030	BARN, MT	0 100
3	0060	CARPORT F	15 24
4	0190	FPLC PF	0 100
5	0166	CONC, PAVMT	0 100

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
			05/06/2026		MLU

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																				
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							