COMM NE COR, RUN W 1710.88 FT
FOR POB, RUN S 1322.02 FT, W
285.60 FT, N 1321.37 FT, E

FERGUSON BRIAN P/FERGUSON DONNA M
269 SW BONIFAY GLN
FT WHITE, FL 32038

2027

19-7S-17-10023-002

BUILDING CHARACTERISTICS

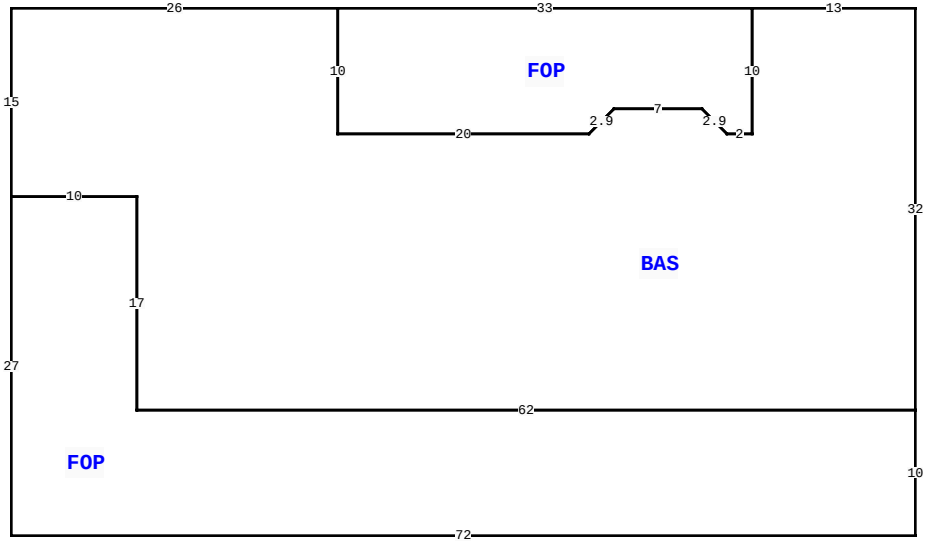
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	19717.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,822	100		1,822	236,748
FOP	312	30		94	12,214
FOP	890	30		267	34,694
TOTALS	3,024			2,183	283,657

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,183	129.8088	142.79	311,711	2016	2016	0	0	0	9.00	91.00

1 SINGLE FAM 100% - 2017 Heated Area: 1822 HX Base Yr 2017



269 SW BONIFAY GLN, 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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2016	2016	3	100	1,200	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	283,657
TOTAL MARKET OB/XF VALUE	1,200
TOTAL LAND VALUE - MARKET	52,020
TOTAL MARKET VALUE	336,877
SOH/AGL Deduction	134,019
ASSESSED VALUE	202,858
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	151,447
TOTAL JUST VALUE	336,877
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	342,041

SALE:2:1: REPO - MH GONE

SALE:1:1: 8.67 ACRES JOINS OTHER LAND ASSESTED AS

PERMIT NUM	DESCRIPTION	AMT	ISSUED
38520	PUMP/UTPOL	50	08/23/2019
33768	SFR	865	02/16/2016
9502	PUMP/UTPOL	30	03/22/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1293/0273	4/07/2015	WD	U	V	11	100
GRANTOR: EUGENE J & VIRGINIA G						
GRANTEE: BRIAN & DONNA M FER						
1285/1459	11/14/2014	WD	Q	V	01	51,500
GRANTOR: EUGENE J & VIRGINIA G						
GRANTEE: BRIAN & DONNA M FER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 FOP= W33 S10 E20 R2 U2 E7 D2 R2 E2 N10$ S10 W2 L2 U2 W7 D2 L2 W20 N10 W26 S15 FOP= S27 E72 N10 W62 N17 W10$ E10 S17 E62 N32$.

LAND DESCRIPTION

TOTAL OB/XF 1,200

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	8.67	AC		1.00	1.00	0.50	12,000.00	6,000.00	52,020							

REVIEW DATE 12/13/2018 BY BC Total Acres: 8.67 Total Land Value: 52,020 Market: 0 Agricultural: 0 Common: 52,020 PRINTED 11/17/2026 BY SYS