

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

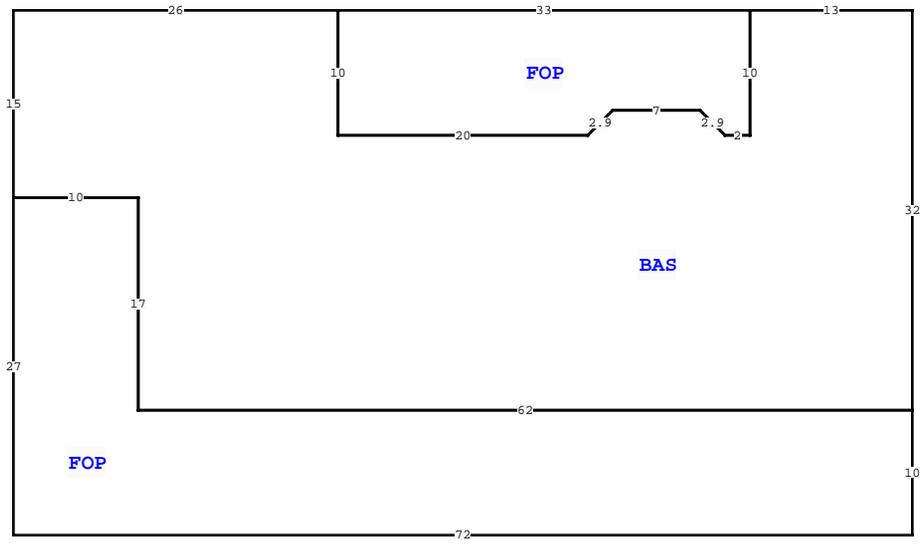
FERGUSON BRIAN P/FERGUSON DONNA M  
 269 SW BONIFAY GLN  
 FT WHITE, FL 32038

**2026**

19-7S-17-10023-002  


ELEMENT		CD	BUILDING CHARACTERISTICS		CONSTRUCTION	
Exterior Wall	32		HARDIE BRD	100		
Roof Structur	08		IRREGULAR	100		
Roof Cover	12		MODULAR MT	100		
Interior Wall	05		DRYWALL	100		
Interior Floor	12		HARDWOOD	80		
Interior Floor	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	245,354	
FOP	312	30		94	12,658	
FOP	890	30		267	35,955	
TOTALS	3,024			2,183	293,966	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	2017		Heated Area: 1822					HX Base Yr 2017	



COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3	
VALUATION BY				STANDARD		
Tax Group: 3		Tax Dist:				
BUILDING MARKET VALUE				293,966		
TOTAL MARKET OB/XF VALUE				1,200		
TOTAL LAND VALUE - MARKET				52,020		
TOTAL MARKET VALUE				347,186		
SOH/AGL Deduction				150,236		
ASSESSED VALUE				196,950		
TOTAL EXEMPTION VALUE				HX HB 51,411		
BASE TAXABLE VALUE				145,539		
TOTAL JUST VALUE				347,186		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				334,377		
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\$.						

EXTRA FEATURES																
L N	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	1.00	UT	1,200.00	1,200.00	100	2016	2016	3	100	1,200	

LAND DESCRIPTION												TOTAL OB/XF												
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	8.67	AC		1.00	1.00	0.50	12,000.00	6,000.00	52,020							