

COMM NW COR, RUN E 1111.14 FT  
TO SW R/W ABANDONED SCL RR,  
RUN SE ALONG R/W TO W R/W BOB-

MINCEY ALLAN/MINCEY SUSAN  
P O BOX 2138  
HIGH SPRINGS, FL 32655-2138

**2026**

19-7S-17-10025-107  
VALUATION SUMMARY PAGE 1 of 1

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	60
Exterior Wall	15	CONC BLOCK	40
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	04	PLYWOOD	100
Interior Floor	15	HARDTILE	70
Interior Floor	14	CARPET	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2.5	100
Frame	01	NONE	100
Stories	1.	1.	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	19717.020	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,828	100	
FOP	424	30	
PTO	140	5	
PTO	1,104	5	
TOTALS	4,496		

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%	- 1998		Heated Area: 2828					HX Base Yr	1998

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		266,006	
TOTAL MARKET OB/XF VALUE		8,300	
TOTAL LAND VALUE - MARKET		110,110	
TOTAL MARKET VALUE		384,416	
SOH/AGL Deduction		151,471	
ASSESSED VALUE		232,945	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		181,534	
TOTAL JUST VALUE		384,416	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		369,258	
SALE:1:1: 10.01 ACRES			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049199	Electrical Servic	0	02/12/2024
9535	SFR	420	03/29/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0778/1547	8/06/1993	WD Q	Q	V		26,900
GRANTOR: HILLARY WELLBORN						
GRANTEE: ALLAN MINCEY						

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	0180	FPLC 1STRY	0	100	0	0	1.00	UT 2,000.00	2,000.00	100	1996	3	100	2,000	
2	0040	BARN, POLE	0	100	0	0	1.00	UT 0.00	0.00	100	2007	2007	3	100	800
3	0296	SHED METAL	0	100	0	0	1.00	UT 0.00	0.00	100	2007	2007	3	100	100
4	0104	GENERATOR	0	100	0	0	1.00	UT 6,000.00	6,000.00	100	2025	2024		90	5,400

TOTAL OB/XF										8,300					
263 SW GUERNSEY WAY, FORT WHITE															
BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE		05/06/2026		MLU	

BUILDING NOTES															

BUILDING DIMENSIONS															
BAS= W64 N16 W20 S44 E13 FOP= S12 E47 N12 W6 S4 W35 N4W6\$ E6 S4 E35 N4 E6 D2 R3 E5 R3 U2 E13 PTO= E5 N28 W5 S28\$ N28\$ PTO= E5 N16 W69 S16 E64\$.															

LAND DESCRIPTION																								
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	10.01	AC		1.00	1.00	1.00	11,000.00	11,000.00	110,110							