

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

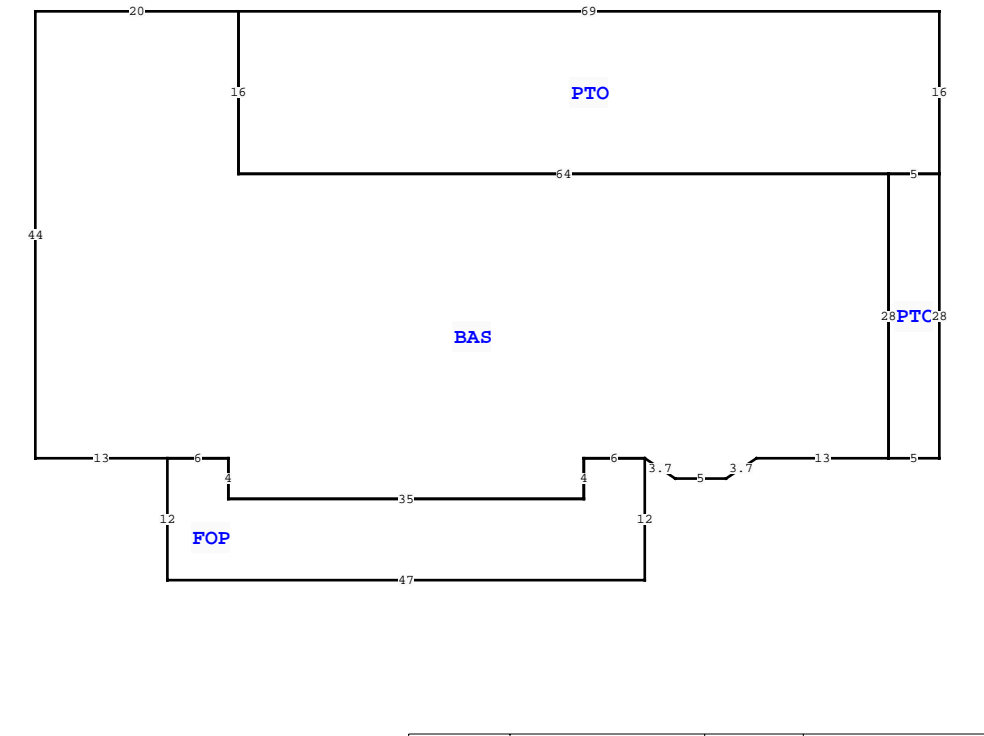
2026

19-7S-17-10025-107



BUILDING CHARACTERISTICS	
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

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	



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,828	100		2,828	244,971
FOP	424	30		127	11,001
PTO	140	5		7	606
PTO	1,104	5		55	4,764
<b>TOTALS</b>	<b>4,496</b>			<b>3,017</b>	<b>261,342</b>

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			261,342
TOTAL MARKET OB/XF VALUE			8,300
TOTAL LAND VALUE - MARKET			110,110
TOTAL MARKET VALUE			379,752
SOH/AGL Deduction			146,807
ASSESSED VALUE			232,945
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			181,534
TOTAL JUST VALUE			379,752
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			369,258

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

SALE:1:1: 10.01 ACRES

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0778/1547	8/06/1993	WD	Q	V		26,900

GRANTOR: HILLARY WELLBORN  
GRANTEE: ALLAN MINCEY

263 SW GUERNSEY WAY, FORT WHITE

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

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	2,000
2	0040	BARN, POLE	0	100	0	0	1.00	UT	0.00	0.00	800
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100
4	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	5,400

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												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	10.01	AC		1.00	1.00	1.00	11,000.00	11,000.00	110,110							