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

2027

19-7S-17-10025-107

BUILDING CHARACTERISTICS

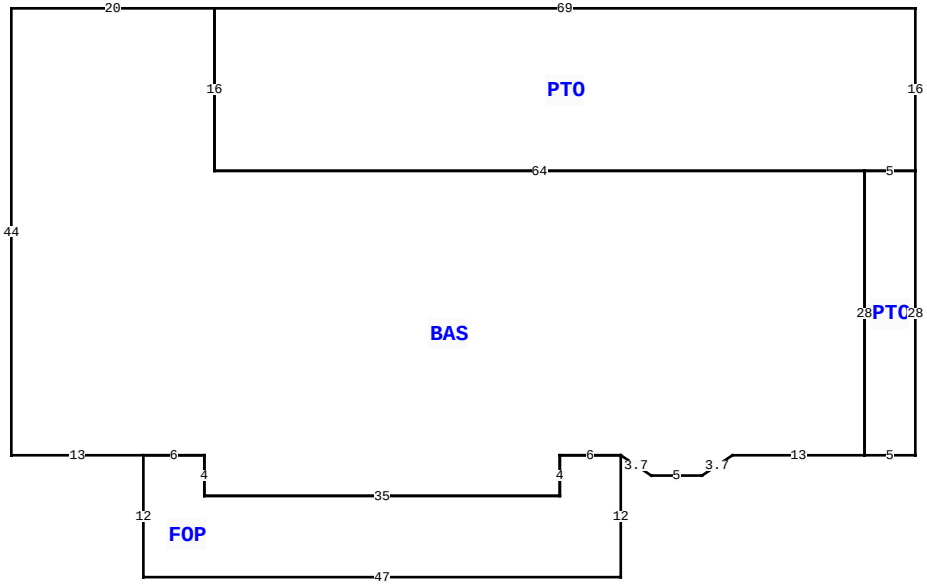
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 60
Exterior Wall	15	CONC BLOCK 40
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	15	HARDTILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,828	100		2,828	240,580
FOP	424	30		127	10,804
PTO	140	5		7	595
PTO	1,104	5		55	4,679
TOTALS	4,496			3,017	256,658

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,017	113.5680	124.92	376,884	1996	1996	0	0	0	31.90	68.10

1 SINGLE FAM 100% - 1998 Heated Area: 2828 HX Base Yr 1998



263 SW GUERNSEY WAY, 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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1996	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	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		256,658
TOTAL MARKET OB/XF VALUE		8,300
TOTAL LAND VALUE - MARKET		110,110
TOTAL MARKET VALUE		375,068
SOH/AGL Deduction		135,135
ASSESSED VALUE		239,933
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		188,522
TOTAL JUST VALUE		375,068
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		379,752

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	V		26,900

GRANTOR: HILLARY WELLBORN

GRANTEE: ALLAN MINCEY

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 8,300

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

REVIEW DATE 04/15/2026 BY robin Total Acres: 10.01 Total Land Value: 110,110 Market: 0 Agricultural: 0 Common: 110,110 PRINTED 11/17/2026 BY SYS