COMM NE COR OF SEC 24-7S-16E, RU
LINE OF SEC 19-7S-17 A DIST OF 1
1111.14 FT TO SW R/W OF THE ABAN

BRYANT MELISSA H
103 SW BUCK CT
FORT WHITE, FL 32038

2027

19-7S-17-10025-108

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	5000	IMPROVED AG

MAP NUM | MKT AREA 02

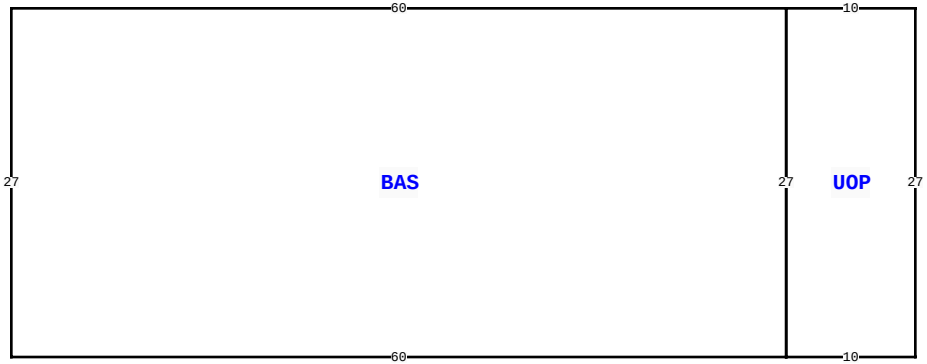
NEIGHBORHOOD/LOC 19717.020 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100		1,620	45,840
UOP	270	25		68	1,924
TOTALS	1,890			1,688	47,764

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,688	117.9000	70.74	119,409	1992	1992	0	0	0	60.00	40.00

1 MOBILE HME 0% - 0 Heated Area: 1620 HX Base Yr



321 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	0040	BARN,POLE	0	0	36	48	1,728.00	UT	3.00	3.00	100	2007	2007	3	100	5,184	
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2007	2007	3	100	1,200	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	47,764
TOTAL MARKET OB/XF VALUE	13,384
TOTAL LAND VALUE - MARKET	110,110
TOTAL MARKET VALUE	74,778
SOH/AGL Deduction	7,789
ASSESSED VALUE	66,989
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	66,989
TOTAL JUST VALUE	171,258
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	171,258

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8429	PUMP/UTPOL	30	05/31/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1501/312	10/17/2023	LE	U	I	14	100
GRANTOR: BRYANT MELISSA H (ENH						
GRANTEE: BRYANT GARRETT P (R						
1444/2157	8/10/2021	QC	U	I	11	100
GRANTOR: WATSON DAVID F JR						
GRANTEE: BRYANT MELISSA H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S27 E60 UOP= E10 N27 W10 S27$ N27$.

LAND DESCRIPTION

TOTAL OB/XF 13,384

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	0200	C	MBL HM	0		A-1	0.00	0.00	1.01	AC		1.00	1.00	1.00	11,000.00	11,000.00	11,110							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	9.00	AC		1.00	1.00	1.00	280.00	280.00	2,520							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	9.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	99,000							

REVIEW DATE 12/19/2017 BY BC Total Acres: 10.01 Total Land Value: 13,630 Market: 99,000 Agricultural: 2,520 Common: 11,110 PRINTED 11/17/2026 BY SYS