BEG SE COR, RUN W 515.46 FT TO E
NW ALONG R/W 228.73 FT, NE 766.5
531.34 FT, W 85 FT TO POB. A POR

WRIGHT PETER JOHN
686 SW BUCK CT
FORT WHITE, FL 32038

2027

19-7S-17-10026-001

BUILDING CHARACTERISTICS

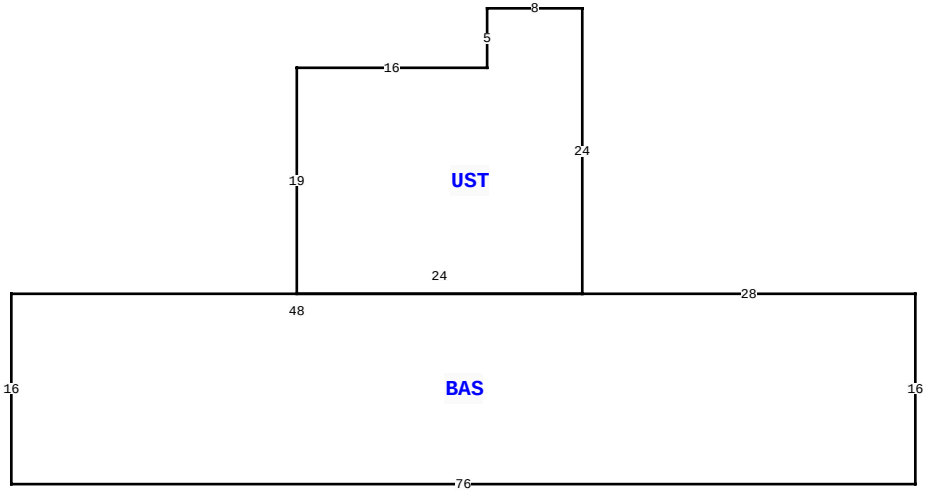
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	19717.030	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,216	100		1,216	33,240
UST	496	45		223	6,096
TOTALS	1,712			1,439	39,336

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,439	113.9000	68.34	98,341	1996	1995	0	0	0	60.00	40.00

1 MOBILE HME 100% - 1996 Heated Area: 1216 HX Base Yr 1996



686 SW BUCK CT, 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	0294	SHED WOOD/	0	100	8	8	64.00	UT	7.50	7.50	100	1996	1996	3	100	480	
2	0296	SHED METAL	0	100	8	8	64.00	UT	5.00	5.00	50	1996	1996	3	50	160	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0080	DECKING	0	100	0	0	296.00	UT	5.00	5.00	100	1996	1996	3	100	1,480	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		39,336
TOTAL MARKET OB/XF VALUE		10,620
TOTAL LAND VALUE - MARKET		73,840
TOTAL MARKET VALUE		123,796
SOH/AGL Deduction		62,984
ASSESSED VALUE		60,812
TOTAL EXEMPTION VALUE	HX HB	35,812
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		123,796
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		123,796

PERMIT NUM	DESCRIPTION	AMT	ISSUED
10470	M H	125	11/20/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1499/663	9/14/2023	LE	U	I	14	100
GRANTOR: WRIGHT PETER JOHN (EN						
GRANTEE: WRIGHT GWENDOLYN (R						
1006/2560	10/31/2003	WD	Q	V	04	16,000
GRANTOR: TIM & DENNIS COX						
GRANTEE: PETER JOHN WRIGHT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W28 UST= N24 W8 S5 W16 S19 E24$ W48 S16 E76 N16$.

LAND DESCRIPTION

TOTAL OB/XF 10,620

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	0102	C	SFR/MH	100		A-1	0.00	0.00	5.68	AC		1.00	1.00	1.00	13,000.00	13,000.00	73,840							

REVIEW DATE 12/18/2017 BY BC Total Acres: 5.68 Total Land Value: 73,840 Market: 0 Agricultural: 0 Common: 73,840 PRINTED 11/17/2026 BY SYS