

COMM SE COR, RUN W 515.46 FT TO  
OF US-27, NW'LY ALONG R/W 2055.8  
POB, CONT N 26 DEG W ALONG R/W 3

PRITCHARD RODNEY D/PRITCHARD LESLIE  
1817 SW US HWY 27  
FORT WHITE, FL 32038

**2026**

19-7S-17-10026-007  
19-7S-17-10026-007

ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
31	VINYL SID 100				
00	N/A 0				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
14	CARPET 100				
00	N/A 0				
03	CENTRAL 100				
04	AIR DUCTED 100				
3	100				
2	100				
01	NONE 100				
1.	1.100				
0	100				
03	03 100				
01	01 100				
05	05				
0200	MOBILE HOME				
			02		
		19717.030	1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,046	100	2024	2,046	240,008
TOTALS	2,046			2,046	240,008

MARKET ADJUSTMENTS																								
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND													
2	MANUF	3	100%	- 2024																				
Heated Area: 2046					HX Base Yr 2006																			
<div style="border: 1px solid black; width: 100%; height: 100%; display: flex; align-items: center; justify-content: center;"> <span style="color: blue; font-weight: bold;">BAS 2024</span> </div>																								
<table border="1" style="width: 100%;"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td>05/06/2026</td> <td>MLU</td> </tr> </tbody> </table>													BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE					05/06/2026	MLU
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE																			
				05/06/2026	MLU																			

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 3		Tax Dist:		
BUILDING MARKET VALUE		240,008		
TOTAL MARKET OB/XF VALUE		29,900		
TOTAL LAND VALUE - MARKET		65,130		
TOTAL MARKET VALUE		335,038		
SOH/AGL Deduction		43,959		
ASSESSED VALUE		291,079		
TOTAL EXEMPTION VALUE		HX HB 51,411		
BASE TAXABLE VALUE		239,668		
TOTAL JUST VALUE		335,038		
NCON VALUE		0		
INCOME VALUE				
PREVIOUS YEAR MKT VALUE		315,436		
LAND:3:1: JOINS 10026-016				
LAND:2:1: BLUEBERRIES JOINS 10026.016				
XFOB:1:1: CONC MH				
PERMIT NUM	DESCRIPTION	AMT	ISSUED	
000047995	Storage Building	15,822	08/25/2023	
000047702	Mobile Home		07/19/2023	

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1279/2640	8/14/2014	QC	U	I	16	56,000
GRANTOR: RODNEY & LESLIE PRITC						
GRANTEE: RODNEY D & LESLIE P						
1065/2555	10/24/2005	WD	Q	I		130,600
GRANTOR: CHRISTOPHER BURNS						
GRANTEE: PRITCHARD & STONESI						

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	0040	BARN,POLE	0	100	0	0			1.00	UT	0.00	0.00	0	3	100	1,000		
2	0294	SHED WOOD/	0	100	0	0			1.00	UT	0.00	0.00	100	2007	2007	3	100	800
3	9945	Well/Sept	0	100	0	0			1.00	UT	7,000.00	7,000.00	100			3	100	7,000
4	0031	BARN,MT AE	0	100	0	0			1.00	UT	0.00	0.00	100	2017	2017	3	100	6,500
5	0261	PRCH, UOP	0	100	0	0			1.00	UT	0.00	0.00	100	2017	2017	3	100	200
6	0030	BARN,MT	0	100	24	40			960.00	UT	15.00	15.00	100	2024	2023		100	14,400
TOTALS													29,900					

BUILDING NOTES												
BUILDING DIMENSIONS												
BAS=[YR=2024;ORIG=17,8] E66 S31 W66 N31 \$												

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	0200	C	MBL HM	100		00	0.00	0.00	5.01	AC		1.00	1.00	1.00	13,000.00	13,000.00	65,130								