COMM NW COR OF SW1/4 OF NW1/4 OF
RUN E 87.45 FT, S 724.98 FT TO N
LANE FOR POB, CONT S ALONG C/L B

BRIER KELLY
178 SW BUCK CT
FORT WHITE, FL 32038

**2027**

**19-7S-17-10026-014**

## BUILDING CHARACTERISTICS

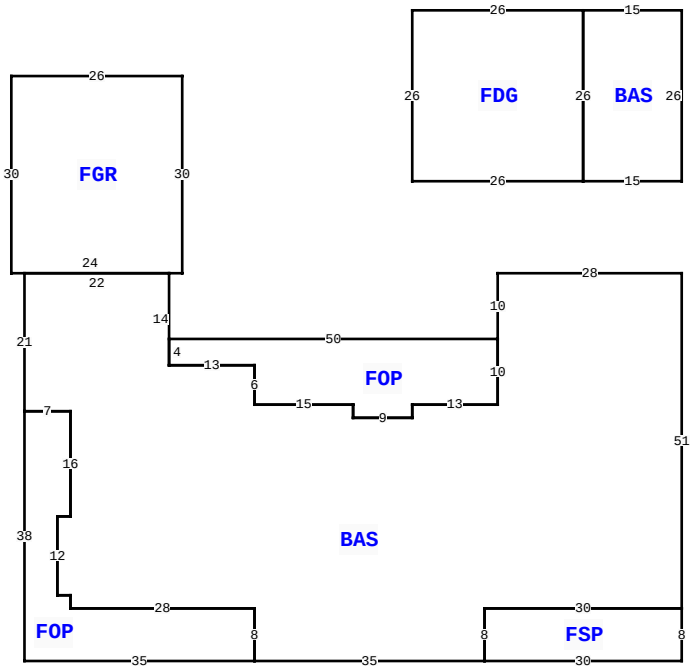
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 50 |
| Exterior Wall | 31 | VINYL SID 50 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 03 | CONC FINSH 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 3 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Architectual | 05 | CONV 100 |
| Units | | 0 100 |
| Condition Adj | 02 | 02 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 05 | 05 |
| DOR CODE | 0100 | SINGLE FAMILY |
| 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 | 390 | 100 | | 390 | 28,469 |
| BAS | 4,254 | 100 | | 4,254 | 310,535 |
| FDG | 676 | 60 | | 406 | 29,637 |
| FGR | 780 | 55 | | 429 | 31,317 |
| FOP | 440 | 30 | | 132 | 9,636 |
| FOP | 466 | 30 | | 140 | 10,220 |
| FSP | 240 | 40 | | 96 | 7,008 |
| TOTALS | 7,246 | | | 5,847 | 426,822 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 5,847 | 84.6450 | 101.57 | 593,880 | 2000 | 2000 | 0 | 0 | 0 | 28.13 | 71.87 |

1 EXCEPT SFR 100% - 2025 Heated Area: 4644 HX Base Yr 2025




178 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 | 0280 | POOL R/CON | 0 | 100 | 10 | 26 | 260.00 | UT | 70.00 | 70.00 | 100 | 2002 | 2002 | 3 | 40 | 7,280 | |
| 2 | 0282 | POOL ENCL | 0 | 100 | 22 | 34 | 748.00 | UT | 15.00 | 15.00 | 100 | 2002 | 2002 | 3 | 40 | 4,488 | |
| 3 | 0296 | SHED METAL | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2013 | 2013 | 3 | 100 | 500 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 426,822 |
| TOTAL MARKET OB/XF VALUE | | 12,268 |
| TOTAL LAND VALUE - MARKET | | 113,520 |
| TOTAL MARKET VALUE | | 552,610 |
| SOH/AGL Deduction | | 0 |
| ASSESSED VALUE | | 552,610 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 501,199 |
| TOTAL JUST VALUE | | 552,610 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 552,610 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000049269 | Roof Replacement | 35,900 | 02/22/2024 |
| 16678 | SFR | 655 | 03/01/2000 |
| 15990 | GARAGE | 185 | 09/01/1999 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1516/2135 | 6/12/2024 | WD | Q | I | 01 | 625,000 |
| GRANTOR: TRAMEL ROBERT J | | | | | | |
| GRANTEE: BRIER KELLY | | | | | | |
| 1504/151 | 12/06/2023 | PB | U | I | 18 | 0 |
| GRANTOR: CLERK OF COURT (TRAME | | | | | | |
| GRANTEE: TRAMEL ROBERT J | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W28 S10 FOP= W50S4 E13 S6 E15 S2 E9 N2 E13 N10$ S10 W13 S2 W9 N2 W15 N6 W13 N14 FGR= E2 N30 W26 S30 E24 $ W22 S21 FOP= S38 E35 N8 W28 N2 W2 N12 E2 N16 W7$ E7 S16 W2 S12 E2 S2 E28 S8 E35 FSP= E30 N8 W30 S8$ N8 E30 N51$ PTR= N40 BAS= W15 FDG= W26 S26 E26 N26$ S26 E15 N26$ S40$.

## LAND DESCRIPTION

TOTAL OB/XF 12,268

| 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 | | | 0.00 | 0.00 | 10.32 | AC | | 1.00 | 1.00 | 1.00 | 11,000.00 | 11,000.00 | 113,520 | | | | | | | |

REVIEW DATE 06/14/2024 BY TP Total Acres: 10.32 Total Land Value: 113,520 Market: 0 Agricultural: 0 Common: 113,520 PRINTED 11/17/2026 BY SYS