

COMM SE COR, RUN W 515.46 FT TO
N 26 DEG W ALONG R/W 3252.80 FT
CONT NW ALONG R/W 191 FT, N 62 D

ZAHLER JOSEPH J
2053 SW US HWY 27
FORT WHITE, FL 32038

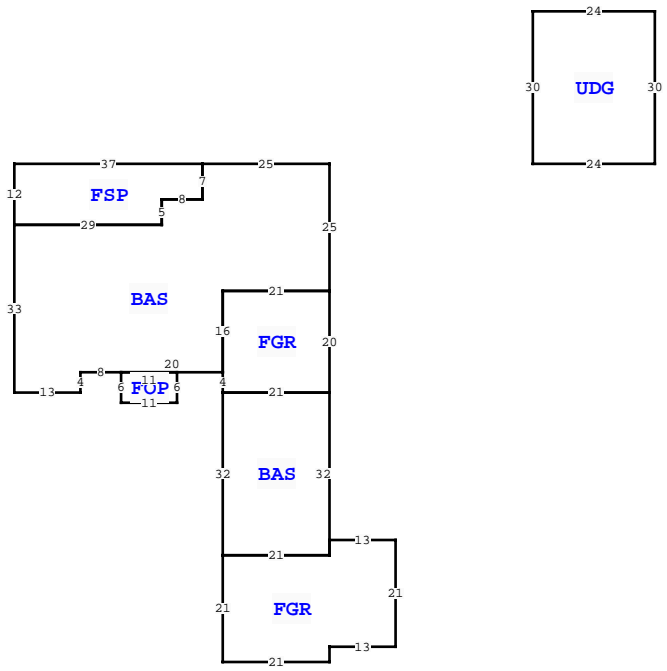
2026

19-7S-17-10026-018



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	17	MSNRY STUC	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	15	HARDTILE	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	03	MASONRY	100
Stories	1.	1.	100
Architectual Units	05	CONV	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	19717.030	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	672	100	
BAS	1,854	100	
FGR	420	55	
FGR	714	55	
FOP	66	30	
FSP	404	40	
UDG	720	55	
TOTALS	4,850		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	2006		449,149	2001	2001	0	0	24.00	76.00
Heated Area: 2526 HX Base Yr 2006											



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VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE	341,353			
TOTAL MARKET OB/XF VALUE	5,131			
TOTAL LAND VALUE - MARKET	38,750			
TOTAL MARKET VALUE	385,234			
SOH/AGL Deduction	130,914			
ASSESSED VALUE	254,320			
TOTAL EXEMPTION VALUE	51,411		HX HB	
BASE TAXABLE VALUE	202,909			
TOTAL JUST VALUE	385,234			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	385,076			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
24492	ADDN SFR	348	05/10/2006
17340	SFR	310	08/21/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1054/1044	7/29/2005	WD Q	Q	I		183,100

GRANTOR: RITZIE M & EVELYN MAR	GRANTEE: JOSEPH J ZAHNER				
0923/1525	3/30/2001	WD Q	V	01	100
GRANTOR: RITZIE MARTINEZ	GRANTEE: RITZIE M & EVELYN MA				

BUILDING NOTES	
BUILDING DIMENSIONS BAS= W25 FSP= W37 S12 E29 N5 E8 N7\$ S7 W8 S5 W29 S33 E13 N4 E8 FOP= S6 E11 N6 W11\$ E20 FGR= S4 BAS= S32 FGR= S21 E21 N3 E13 N21 W13 S3 W21\$ E21 N32 W21\$ E21 N20 W21 S16\$ N16 E21 N25\$ PTR= E40 UDG= E24 N30 W24 S30\$ W40\$.	

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	100	2001	2001	3	100	1,200	
2	0166	CONC, PAVMT	0	100	0	0	482.00	UT	1.50	100	2001	2001	3	100	723	
3	0296	SHED METAL	0	100	8	10	80.00	UT	5.00	100	2001	2001	3	100	400	
4	0169	FENCE/WOOD	0	100	0	0	208.00	UT	13.50	100	2007	2007	3	100	2,808	

LAND DESCRIPTION																								
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	0100	C	SFR	100			0.00	0.00	3.10	AC		1.00	1.00	1.00	12,500.00	12,500.00	38,750							