

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

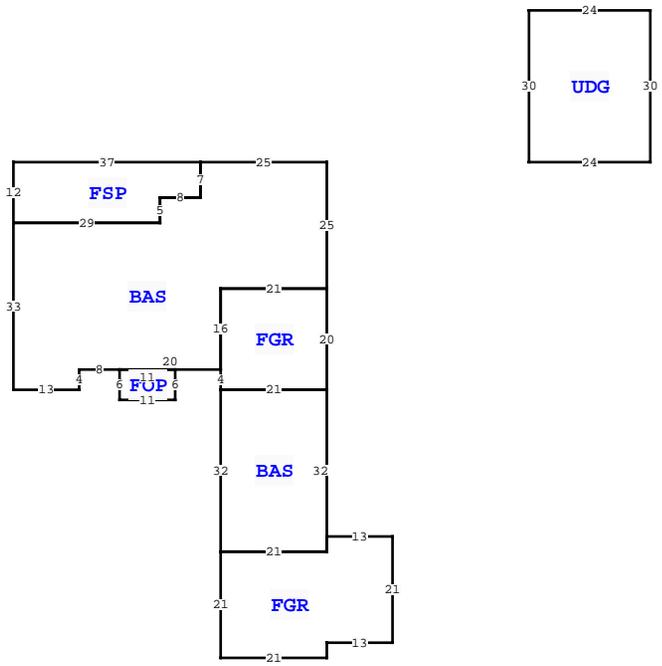
2026

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        |                | 457,165        | 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     | 347,445   |  |             |   |
| TOTAL MARKET OB/XF VALUE  | 5,131     |  |             |   |
| TOTAL LAND VALUE - MARKET | 38,750    |  |             |   |
| TOTAL MARKET VALUE        | 391,326   |  |             |   |
| SOH/AGL Deduction         | 137,006   |  |             |   |
| ASSESSED VALUE            | 254,320   |  |             |   |
| TOTAL EXEMPTION VALUE     | 51,411    |  | HX HB       |   |
| BASE TAXABLE VALUE        | 202,909   |  |             |   |
| TOTAL JUST VALUE          | 391,326   |  |             |   |
| 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   |           |           |       |       |        |            |

| EXTRA FEATURES |            | 2053 SW US HIGHWAY 27 , FORT WHITE |         |     |   |       |        |       |                |           |         |             |   |        |                 |       |
|----------------|------------|------------------------------------|---------|-----|---|-------|--------|-------|----------------|-----------|---------|-------------|---|--------|-----------------|-------|
| 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           |       |

| BLD DATE |  | LGL DATE   |     |
|----------|--|------------|-----|
| XF DATE  |  | LAND DATE  |     |
| INC DATE |  | AG DATE    |     |
|          |  | 05/06/2026 | MLU |

| 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\$. |  |  |  |  |  |  |  |  |  |  |  |

| 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                | 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     |                             |      |         |      |     |    |        |