COMM SW COR, RUN E 85 FT FOR
POB, CONT E 1235.48 FT, N
352.60 FT, W 1235.48 FT, S

ROBERTS MELANIE
P O BOX 1201
HIGH SPRINGS, FL 32655-1201

2027

20-7S-17-10027-000

BUILDING CHARACTERISTICS

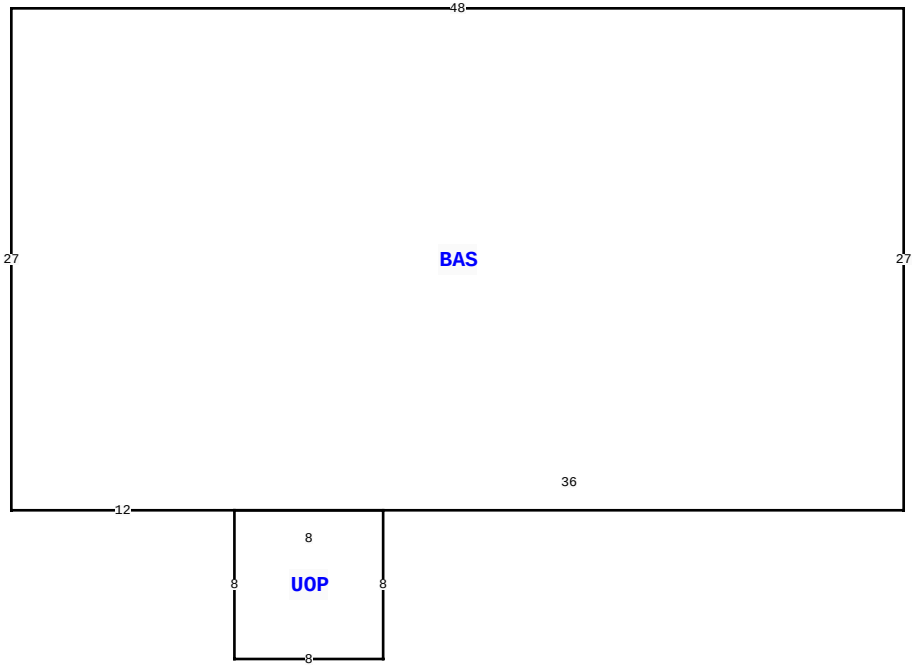
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	20717.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100		1,296	75,507
UOP	64	25		16	932
TOTALS	1,360			1,312	76,439

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,312	113.9000	105.93	138,980	2003	2003	0	0	0	45.00	55.00

1 MANUF 1 0% - 0 Heated Area: 1296 HX Base Yr



661 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	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	76,439
TOTAL MARKET OB/XF VALUE	7,000
TOTAL LAND VALUE - MARKET	110,660
TOTAL MARKET VALUE	96,976
SOH/AGL Deduction	8,549
ASSESSED VALUE	88,427
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	88,427
TOTAL JUST VALUE	194,099
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	194,922

SALE:2:1: 10.06 AC

LAND:1:1: JOINS 10057-004,10066 001 24.02 TOTAL AC

SALE:1:1: 10.06 ACRES

PERMIT NUM	DESCRIPTION	AMT	ISSUED
26608	M H	484	01/14/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0782/0020	10/01/1993	WD	Q	V		25,900
GRANTOR: ANN PISZCZEK						
GRANTEE: MELANIE ROBERTS						
0782/0008	9/30/1993	WD	Q	V		23,500
GRANTOR: TIM & DENNIS COX						
GRANTEE: ANN PISZCZEK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 S27 E12 UOP= S8 E8 N8 W8$ E36 N27$.

LAND DESCRIPTION

TOTAL OB/XF 7,000

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	6200	A	PASTURE 3	0		A-1	0.00	0.00	9.06	AC		1.00	1.00	1.00	280.00	280.00	2,537							
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	9.06	AC		1.00	1.00	1.00	11,000.00	11,000.00	99,660							
3	0200	C	MBL HM	0			0.00	0.00	1.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	11,000							

REVIEW DATE 12/13/2017 BY DF Total Acres: 10.06 Total Land Value: 13,537 Market: 99,660 Agricultural: 2,537 Common: 11,000 PRINTED 11/17/2026 BY SYS