COMM NW COR OF SW1/4 OF NW1/4, R
S 370.28 FT TO POB, CONT S 354.7
1235AKA LOT 27 COX SURVEY OFF US

BRYANT MELISSA H
103 SW BUCK CT
FORT WHITE, FL 32038

2027

20-7S-17-10027-127

BUILDING CHARACTERISTICS

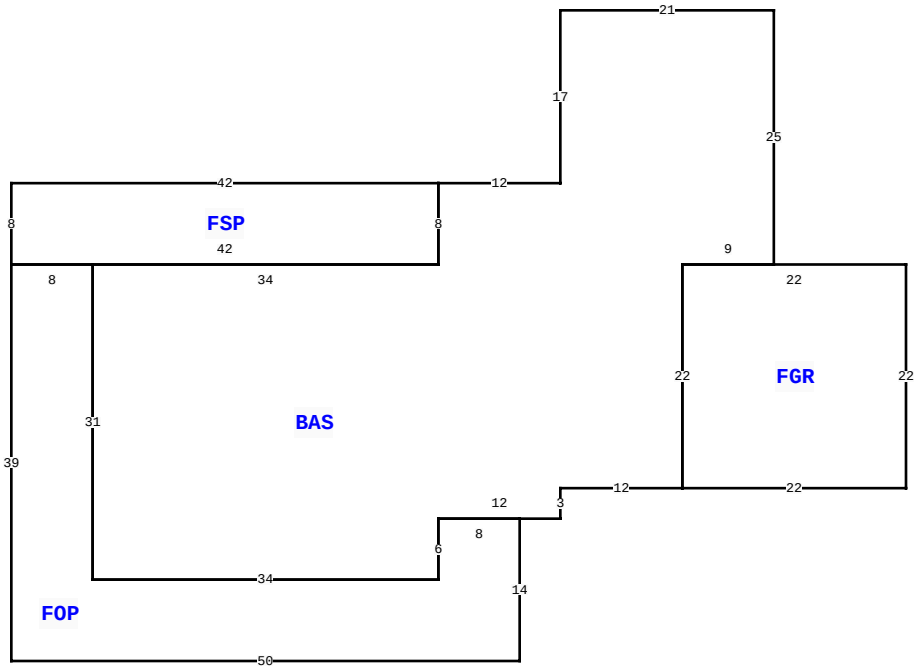
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	07	07
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	2,239	100		2,239	291,737
FGR	484	55		266	34,659
FOP	696	30		209	27,232
FSP	336	40		134	17,460
TOTALS	3,755			2,848	371,089

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,848	144.4520	158.90	452,547	2007	2007	0	0	0	18.00	82.00

2 SINGLE FAM 100% - 2007 Heated Area: 2239 HX Base Yr 2007



103 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	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
2	0294	SHED WOOD/	0	100	8	10	80.00	UT	7.50	7.50	100	2003	2003	3	100	600	
3	0252	LEAN-TO W/	0	100	5	10	50.00	UT	2.00	2.00	100	2003	2003	3	100	100	
4	0252	LEAN-TO W/	0	100	5	10	50.00	UT	2.00	2.00	100	2003	2003	3	100	100	
5	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
6	0252	LEAN-TO W/	0	100	5	10	50.00	UT	2.00	2.00	100	2003	2003	3	100	100	
7	0296	SHED METAL	0	100	8	10	80.00	UT	5.00	5.00	100	2003	2003	3	100	400	
8	0296	SHED METAL	0	100	8	10	80.00	UT	5.00	5.00	100	2003	2003	3	100	400	
9	0280	POOL R/CON	0	100	15	27	405.00	UT	70.00	70.00	100	2007	2007	3	54	15,309	
10	0282	POOL ENCL	0	100	44	54	2,376.00	UT	15.00	15.00	100	2007	2007	3	40	14,256	

TOTAL OB/XF 38,765

LAND DESCRIPTION

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	1.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	11,000							
2	9910	M	MKT.VAL.AG	0			0.00	0.00	9.06	AC		1.00	1.00	1.00	11,000.00	11,000.00	99,660							
3	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							

REVIEW DATE 12/13/2018 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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		371,089
TOTAL MARKET OB/XF VALUE		67,465
TOTAL LAND VALUE - MARKET		110,660
TOTAL MARKET VALUE		452,091
SOH/AGL Deduction		128,292
ASSESSED VALUE		323,799
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		272,388
TOTAL JUST VALUE		549,214
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		555,963

SALE:1:1: PARCEL 27. MAP #3.27.

XFOB:1:1: CRESTPOINT MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
37346	MAINT/ALTR	120	10/22/2018
25554	POOL ENCL	40	02/20/2007
25400	POOL	125	01/12/2007
25126	SFR	692	10/16/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1501/312	10/17/2023	LE	U	I	14	100
GRANTOR: BRYANT MELISSA H (ENH						
GRANTEE: BRYANT GARRETT P (R						
1444/2161	8/10/2021	WD	U	I	11	100
GRANTOR: WATSON DAVID F JR						
GRANTEE: BRYANT MELISSA H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W21 S17 W12 FSP= W42 S8 E42 N8$ S8 W34 FOP= W8 S39 E50 N14 W8 S6 W34 N31$ S31 E34 N6 E12 N3 E12 FGR= E22 N22 W22 S22$ N22 E9 N25$.

COMM NW COR OF SW1/4 OF NW1/4, R
S 370.28 FT TO POB, CONT S 354.7
1235AKA LOT 27 COX SURVEY OFF US

BRYANT MELISSA H
103 SW BUCK CT
FORT WHITE, FL 32038

2027

20-7S-17-10027-127

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

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
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

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

COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 — 3

VALUATION SUMMARY

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BUILDING NOTES

BUILDING DIMENSIONS

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
11	0040	BARN,POLE	0	100	40	60	1.00	UT	0.00	0.00	100	2013	2013	3	100	6,000	
12	0210	GARAGE U	0	100	30	56	1.00	UT	0.00	0.00	100	2013	2013	3	100	16,800	
13	0251	LEAN TO W/	0	100	26	30	1.00	UT	0.00	0.00	100	2013	2013	3	100	2,700	
14	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	3,200	

LAND DESCRIPTION

TOTAL OB/XF 28,700

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

REVIEW DATE 12/13/2018 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