

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

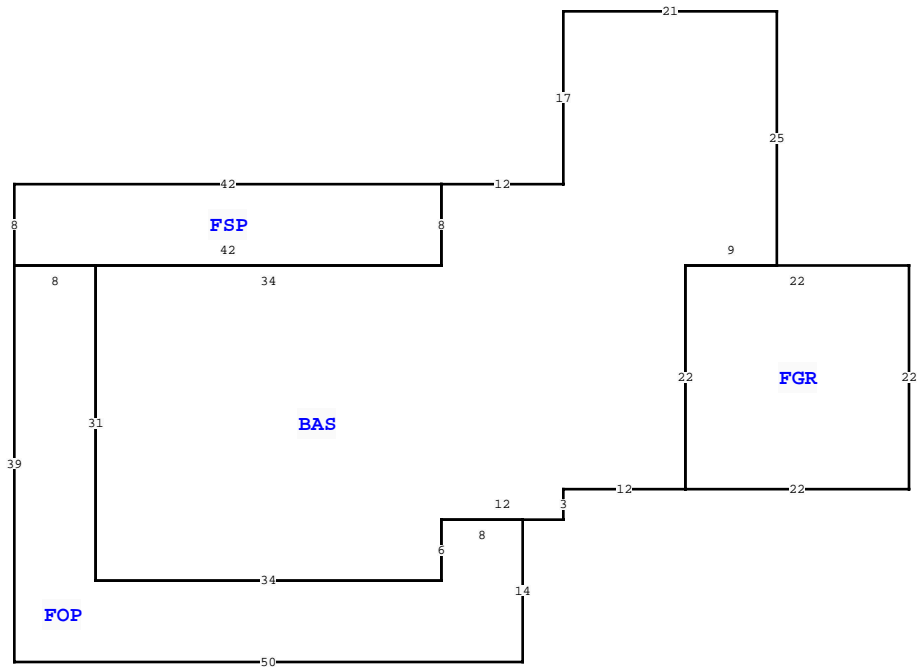
BRYANT MELISSA H  
103 SW BUCK CT  
FORT WHITE, FL 32038

**2026**

20-7S-17-10027-127

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK 100	
Roof Structur	08	IRREGULAR 100	
Roof Cover	14	PREFIN MT 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	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	
Architectural Units	05	CONV 100 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
BAS	2,239	100	
FGR	484	55	
FOP	696	30	
FSP	336	40	
TOTALS	3,755		

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	161.79	460,778	2007	2007	0	0	18.00	82.00
2 SINGLE FAM 100% - 2007 Heated Area: 2239 HX Base Yr 2007											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 2	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			377,838
TOTAL MARKET OB/XF VALUE			67,465
TOTAL LAND VALUE - MARKET			110,660
TOTAL MARKET VALUE			458,840
SOH/AGL Deduction			144,398
ASSESSED VALUE			314,442
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			263,031
TOTAL JUST VALUE			555,963
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			546,615

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						

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

TOTAL OB/XF											
38,765											
103 SW BUCK CT, FORT WHITE											
BLD DATE			LGL DATE			05/06/2026			MLU		
XF DATE			LAND DATE								
INC DATE			AG DATE								

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\$.											

LAND DESCRIPTION												TOTAL OB/XF												
												38,765												
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	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							

