COMM 1004.94 FT N OF SW COR, RUN
R/W CR-138, RUN E ALONG R/W 315
W 315.03 FT TO POB.

COX GLENN
286 SW OLD BELLAMY RD
HIGH SPRINGS, FL 32643

2027

22-7S-16-04291-002

BUILDING CHARACTERISTICS

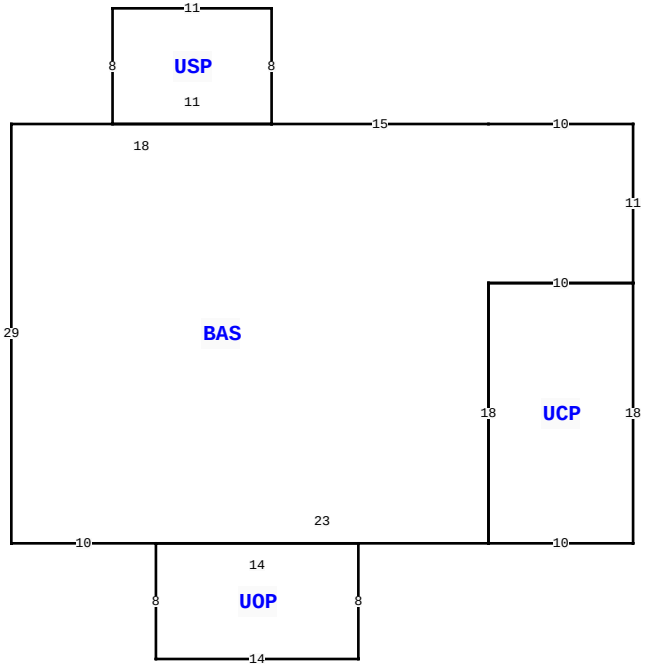
ELEMENT	CD	CONSTRUCTION
Exterior Wall	01	MINIMUM 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	06	VINYL ASB 20
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	22716.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,067	100		1,067	47,904
UCP	180	20		36	1,617
UOP	112	20		22	988
USP	88	35		31	1,392
TOTALS	1,447			1,156	51,899

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,156	62.7912	69.07	79,845	1975	1975	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2025 Heated Area: 1067 HX Base Yr



4492 SW COUNTY ROAD 138 , FORT WHITE

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	51,899
TOTAL MARKET OB/XF VALUE	50
TOTAL LAND VALUE - MARKET	32,000
TOTAL MARKET VALUE	83,949
SOH/AGL Deduction	0
ASSESSED VALUE	83,949
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	83,949
TOTAL JUST VALUE	83,949
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	84,896

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1513/708	4/26/2024	WD	U	I	11	100

GRANTOR: COX SIDNEY

GRANTEE: COX GLENN

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W15 USP= N8 W11 S8 E11$ W18 S29 E10 UOP= S8E14 N8 W14$
E23 UCP= E10 N18W10 S18$ N18 E10 N11 W10$.

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	0285	SALVAGE	0	0	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	50	

LAND DESCRIPTION

TOTAL OB/XF 50

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	0		A-1	0.00	0.00	2.00	AC		1.00	1.00	1.00	16,000.00	16,000.00	32,000							

REVIEW DATE 09/14/2026 BY AJ Total Acres: 2.00 Total Land Value: 32,000 Market: 0 Agricultural: 0 Common: 32,000 PRINTED 11/17/2026 BY SYS