N1/2 OF SE1/4 OF NE1/4 OF NE1/4.
(AKA N1/2 OF LOT 5 OF SHILOH FAR

MESSER MELISSA ANN/MESSER DAVID E
253 SW BLAZER CT
FORT WHITE, FL 32038

2027

24-7S-16-04310-018

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
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME

MAP NUM | MKT AREA 02

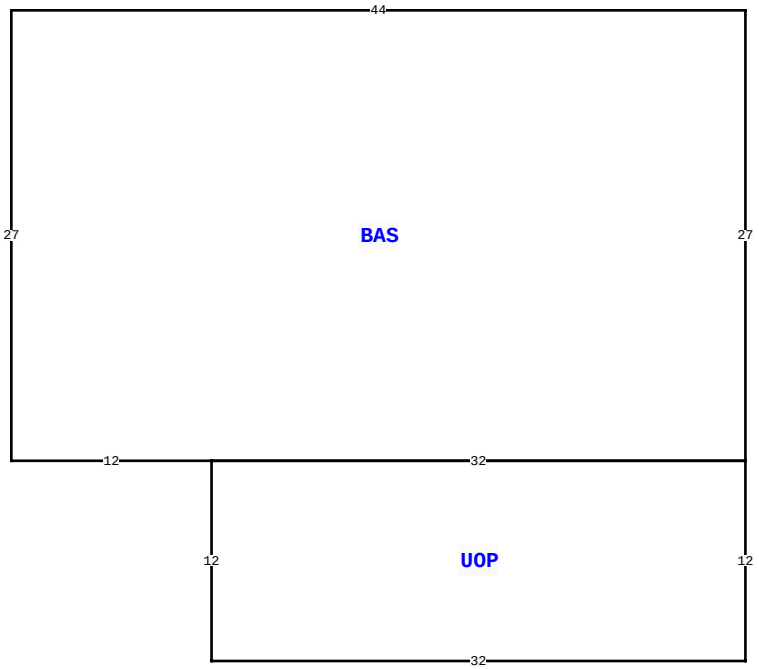
NEIGHBORHOOD/LOC 24716.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,188	100		1,188	59,538
UOP	384	25		96	4,811
TOTALS	1,572			1,284	64,349

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	02	1,284	113.9000	91.12	116,998	2002	2002	0	0	0	45.00	55.00

1 MANUF 1 100% - 2007 Heated Area: 1188 HX Base Yr 2007



253 SW BLAZER 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	0296	SHED METAL	0	100	8	8	64.00	UT	5.00	5.00	100	2003	2003	3	100	320	
2	9945	Well/Sept	0	100	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		64,349
TOTAL MARKET OB/XF VALUE		7,320
TOTAL LAND VALUE - MARKET		65,260
TOTAL MARKET VALUE		136,929
SOH/AGL Deduction		62,720
ASSESSED VALUE		74,209
TOTAL EXEMPTION VALUE	HX HB	49,209
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		136,929
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		148,193

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1562/998	3/02/2026	WD	U	I	37	100,000
GRANTOR: SHICK KEVIN M						
GRANTEE: MESSER MELISSA ANN						
1106/1359	12/29/2006	WD	Q	I		113,900
GRANTOR: STEPHANIE WARE & MICH						
GRANTEE: KEVIN M SHICK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W44 S27 E12 UOP= S12 E32 N12 W32$ E32 N27$.

LAND DESCRIPTION

TOTAL OB/XF 7,320

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	0200	C	MBL HM	100		A-1	0.00	0.00	5.02	AC		1.00	1.00	1.00	13,000.00	13,000.00	65,260							

REVIEW DATE 10/13/2026 BY TP Total Acres: 5.02 Total Land Value: 65,260 Market: 0 Agricultural: 0 Common: 65,260 PRINTED 11/17/2026 BY SYS