COMM SW COR OF SW1/4 OF SE1/4,
RUN E 476.09 FT FOR POB, CONT
E 315.63 FT, N 924.20 FT, E

POSSUM GLEN ENTEPRISES LLC
27110 NW 203RD PLACE
HIGH SPRINGS, FL 32643

2027

24-7S-16-04315-005

BUILDING CHARACTERISTICS

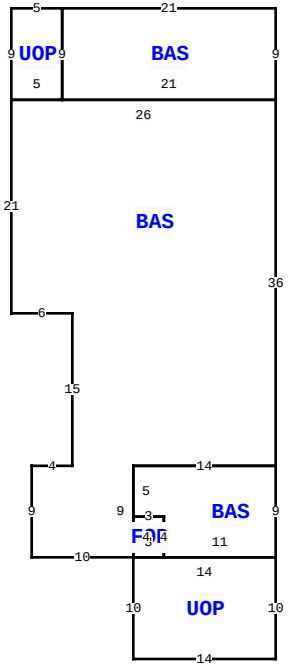
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	01	NONE 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	24716.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	114	100		114	7,170
BAS	189	100		189	11,887
BAS	936	100		936	58,869
FOP	12	30		4	252
UOP	45	20		9	566
UOP	140	20		28	1,761
TOTALS	1,436			1,280	80,504

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,280	87.9660	96.76	123,853	1900	1900	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1239 HX Base Yr



200 SW MYSTICAL DR, FORT WHITE

BLD DATE		LGL DATE	05/06/2026 MLU
XF DATE		LAND DATE	
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	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	1,800	
2	0020	BARN,FR	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	1,800	
3	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
4	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
5	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
6	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	80,504
TOTAL MARKET OB/XF VALUE	19,600
TOTAL LAND VALUE - MARKET	113,960
TOTAL MARKET VALUE	214,064
SOH/AGL Deduction	21,931
ASSESSED VALUE	192,133
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	192,133
TOTAL JUST VALUE	214,064
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	215,529

SALE:3:1: 12.03 ACRES AND HOUSE

PRMT:2:1: VINYL SIDING TO HOUSE

PERMIT NUM	DESCRIPTION	AMT	ISSUED
33464	M H	325	10/19/2015
11938	REMODEL	50	12/10/1996
9216	PUMP/UTPOL	30	01/03/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1265/2630	10/17/2013	TR	U	I	11	40,000
GRANTOR: ELKIN P COOK JR AS TR						
GRANTEE: POSSUM GLEN ENTERPR						
1230/0122	2/15/2012	WD	U	I	30	100
GRANTOR: ELKIN P COOK JR (IND						
GRANTEE: ELKIN P COOK JR AS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W26 S21 E6 S15 W4 S9 E10UOP= S10 E14 N10 W14$ FOP= E3
BAS= E11 N9 W14 S5 E3 S4$ N4 W3 S4$ N9 E14 N36 BAS= N9 W21
UOP= W5 S9 E5 N9$ S9 E21$.

LAND DESCRIPTION

TOTAL OB/XF 19,600

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	10.36	AC		1.00	1.00	1.00	11,000.00	11,000.00	113,960							

REVIEW DATE 07/10/2015 BY DF Total Acres: 10.36 Total Land Value: 113,960 Market: 0 Agricultural: 0 Common: 113,960 PRINTED 11/17/2026 BY SYS