(AKA LOT 6 BUCKHEAD WOODS S/D UN
COMM NW COR OF SW1/4, RUN E 1447
CONT E 776.47 FT, S 588.29 FT, W

PEREA WILLIAM JR
722 SW LANDRUM LANE
FORT WHITE, FL 32038

2026

25-5S-16-03716-106

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	6200	PASTURE CLS33	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	25516.010 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

722 SW LANDRUM LN, FORT WHITE

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	9,500
TOTAL LAND VALUE - MARKET	115,390
TOTAL MARKET VALUE	12,437
SOH/AGL Deduction	1,205
ASSESSED VALUE	11,232
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	11,232
TOTAL JUST VALUE	124,890
NCON VALUE	5,400
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	103,755

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0991/0463	8/01/2003	WD	Q	V		30,000
GRANTOR: COLUMBIA TIMBERLANDS						
GRANTEE: WILLIAM PEREA JR						
0981/0381	4/09/2003	CT	Q	V	03	100
GRANTOR: CLERK OF COURT (ANUEZ						
GRANTEE: COLUMBIA TIMBERLAND						

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
1	0040	BARN,POLE	0	0	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	100	
2	9946	Well	0	0	0	0	1.00	UT	4,000.00	4,000.00	100			3	100	4,000	
3	0294	SHED WOOD/	0	0	0	0	1.00	UT	5,400.00	5,400.00	100	2026	2025		100	5,400	

LAND DESCRIPTION

TOTAL OB/XF 9,500

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	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	10.49	AC		1.00	1.00	1.00	11,000.00	11,000.00	115,390							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	10.49	AC		1.00	1.00	1.00	280.00	280.00	2,937							

REVIEW DATE 03/10/2026 BY KS Total Acres: 10.49 Total Land Value: 2,937 Market: 115,390 Agricultural: 2,937 Common: 0 PRINTED 06/08/2026 BY SYS