(AKA LOT 7 BUCKHEAD WOODS S/D UN
COMM NW COR OF SW 1/4, RUN E 222
CONT E 776.46 FT TO A PT ON W R/

COPPEDGE FAMILY TRUST
259 SW MYSTIC WAY
FORT WHITE, FL 32038

2026

25-5S-16-03716-107

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

554 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	19,240
TOTAL LAND VALUE - MARKET	115,280
TOTAL MARKET VALUE	22,174
SOH/AGL Deduction	0
ASSESSED VALUE	22,174
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	22,174
TOTAL JUST VALUE	134,520
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	118,800

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21835	M H	340	05/06/2004
14118	M H	125	06/11/1998
12668	M H	125	06/16/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1313/1293	4/11/2016	WD	U	I	30	100
GRANTOR: THOMAS N III & GERTRU						
GRANTEE: THOMAS N III & GERT						
1212/2220	3/21/2011	WD	U	V	12	31,000
GRANTOR: WELLS FARGO BANK NA						
GRANTEE: THOMAS N III & GERT						

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	40	54	2,160.00	UT	4.00	4.00	100	2014	2014	3	100	8,640	
2	0327	STABLES-SM	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	400	
3	0070	CARPORT UF	0	0	18	40	1.00	UT	0.00	0.00	100	2019	2019	3	100	2,000	
4	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
5	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	400	
6	0070	CARPORT UF	0	0	12	20	1.00	UT	0.00	0.00	100	2019	2019	3	100	400	
7	0070	CARPORT UF	0	0	12	20	1.00	UT	0.00	0.00	100	2019	2019	3	100	400	

LAND DESCRIPTION

TOTAL OB/XF 19,240

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	6200	A	PASTURE 3	0		A-1	0.00	0.00	10.48	AC		1.00	1.00	1.00	280.00	280.00	2,934							
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	10.48	AC		1.00	1.00	1.00	11,000.00	11,000.00	115,280							

REVIEW DATE 03/10/2026 BY KS Total Acres: 10.48 Total Land Value: 2,934 Market: 115,280 Agricultural: 2,934 Common: 0 PRINTED 06/08/2026 BY SYS