(AKA LOT 13 BUCKHEAD WOODS S/D U
COMM NE COR OF W1/2 OF SE1/4, RU
FOR POB, CONT S 508.04 FT, W 920

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

2026

25-5S-16-03716-113

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	06	06

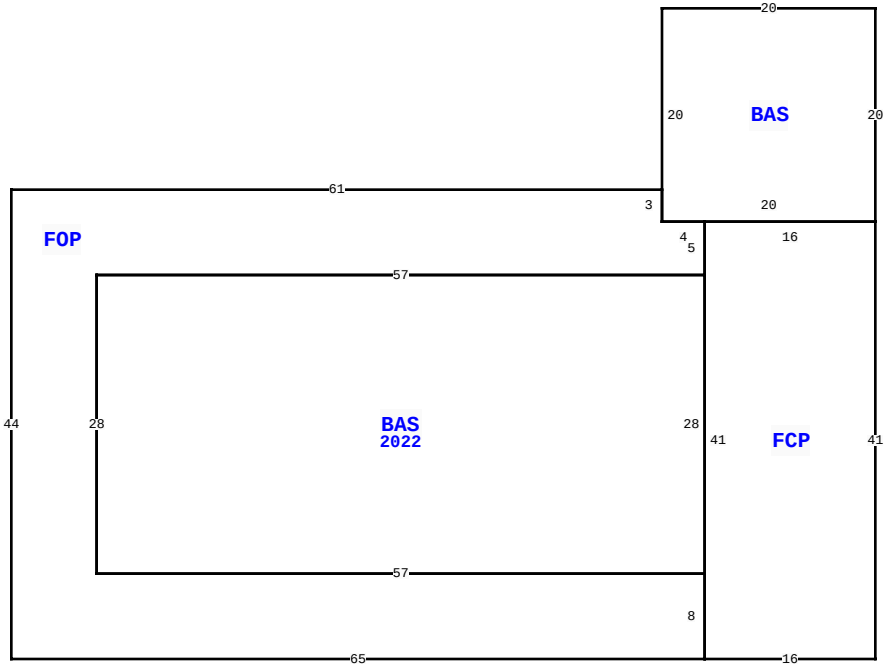
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 25516.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	400	100		400	50,054
BAS	1,596	100	2022	1,596	199,717
FCP	656	25		164	20,522
FOP	1,252	30		376	47,051
TOTALS	3,904			2,536	317,345

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,536	124.7400	142.20	360,619	2013	2013	0	0	0	12.00	88.00

1 SINGLE FAM 100% - 2014 Heated Area: 1996 HX Base Yr 2014



259 SW MYSTIC WAY, 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		317,345
TOTAL MARKET OB/XF VALUE		46,500
TOTAL LAND VALUE - MARKET		118,030
TOTAL MARKET VALUE		481,875
SOH/AGL Deduction		297,828
ASSESSED VALUE		184,047
TOTAL EXEMPTION VALUE	HX HB SX WX	106,411
BASE TAXABLE VALUE		77,636
TOTAL JUST VALUE		481,875
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		463,766

PERMIT NUM	DESCRIPTION	AMT	ISSUED
31432	SFR	595	09/11/2013
17839	PUMP/UTPOL	30	01/18/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1313/1291	4/11/2016	WD	U	I	30	100
GRANTOR: THOMAS N III & GERTRU						
GRANTEE: THOMAS N III & GERT						
1040/1196	3/04/2005	WD	U	V	08	55,000
GRANTOR: TERRY MITCHELL						
GRANTEE: THOMAS N III & GERT						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[ORIG=-16,0] W4 N3 W61 S44 E65 N8 W57 N28 E57 N5 $
FCP=[ORIG=0,0] W16 S41 E16 N41 $
BAS=[ORIG=0,0] N20 W20 S20 E20 $
BAS=[YR=2022;DPR_YEAR=2013;ORIG=-73,5] E57 S28 W57 N28 $
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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	0031	BARN,MT AE	0	100	60	60	3,600.00	UT	12.00	12.00	100	2007	2007	3	100	43,200	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	1,200	
3	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	300	
4	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,800	

LAND DESCRIPTION

TOTAL OB/XF 46,500

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	0100	C	SFR	100		A-1	0.00	0.00	10.73	AC		1.00	1.00	1.00	11,000.00	11,000.00	118,030							

REVIEW DATE 03/10/2026 BY KS Total Acres: 10.73 Total Land Value: 118,030 Market: 0 Agricultural: 0 Common: 118,030 PRINTED 05/12/2026 BY SYS