(AKA LOT 20 BUCKHEAD WOODS UNR:)
COMM SW COR OF SEC, E 1481.07 TO
FT TO A PT ON S R/W BUCKHEAD WOO

COPPEDGE FAMILY TRUST DATED APRIL 11, 2016
259 SW MYSTIC WAY
FORT WHITE, FL 32038

2027

25-5S-16-03716-120

BUILDING CHARACTERISTICS

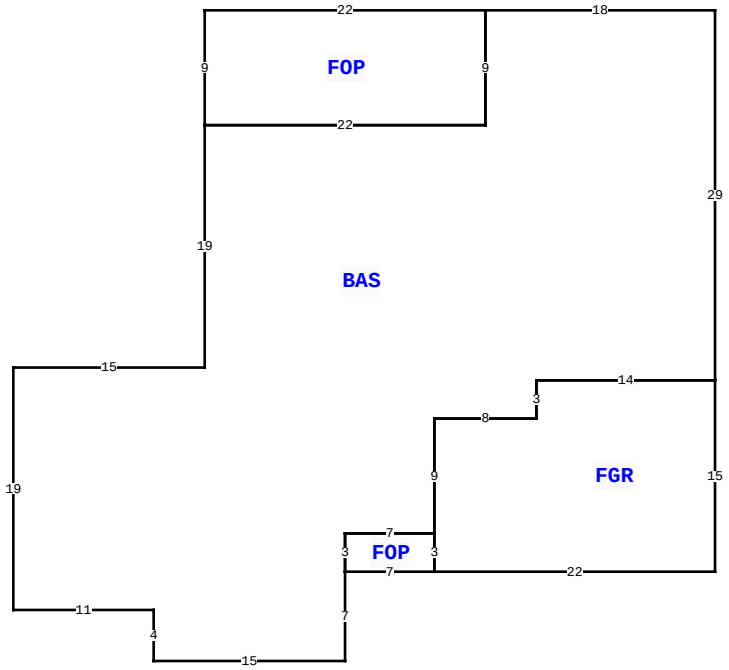
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
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	1,613	100		1,613	177,545
FGR	306	55		168	18,492
FOP	21	30		6	660
FOP	198	30		59	6,495
TOTALS	2,138			1,846	203,191

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,846	123.5388	135.89	250,853	2006	2006	0	0	0	19.00	81.00

1 SINGLE FAM 0% - 2025 Heated Area: 1613 HX Base Yr



166 SW SMYRNA PL, FORT WHITE

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	203,191
TOTAL MARKET OB/XF VALUE	4,631
TOTAL LAND VALUE - MARKET	110,110
TOTAL MARKET VALUE	317,932
SOH/AGL Deduction	0
ASSESSED VALUE	317,932
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	317,932
TOTAL JUST VALUE	317,932
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	321,626

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047278	Roof Replacement	3,000	05/19/2023
24480	SFR	465	05/08/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1528/803	11/26/2024	WD	U	I	11	100
GRANTOR: COPPEDGE GERTRUDE						
GRANTEE: COPPEDGE FAMILY TRU						
1487/2740	4/07/2023	QC	U	I	11	100
GRANTOR: COPPEDGE MATTHEW						
GRANTEE: COPPEDGE GERTRUDE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W18 FOP= W22 S9 E22 N9$ S9 W22 S19 W15 S19 E11 S4 E15 N7
FOP= E7 N3 W7 S3$ N3 E7 FGR= S3 E22 N15 W14 S3 W8 S9$ N9 E8
N3 E14 N29$.

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	0166	CONC,PAVMT	0	0	0	0	325.00	UT	2.25	2.25	100	2009	2009	3	100	731	
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	1,200	
3	0040	BARN,POLE	0	0	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	2,700	

LAND DESCRIPTION

TOTAL OB/XF 4,631

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	10.01	AC		1.00	1.00	1.00	11,000.00	11,000.00	110,110							

REVIEW DATE 03/10/2026 BY KS Total Acres: 10.01 Total Land Value: 110,110 Market: 0 Agricultural: 0 Common: 110,110 PRINTED 11/17/2026 BY SYS