

(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

2026

25-5S-16-03716-120

BUILDING CHARACTERISTICS	
ELEMENT	CD
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

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	140.83	259,972	2006	2006	0	0	19.00	81.00		
1 SINGLE FAM 0% - 2025 Heated Area: 1613 HX Base Yr													

MAP NUM	0100	SINGLE FAMILY	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	183,999
FGR	306	55		168	19,164
FOP	21	30		6	684
FOP	198	30		59	6,730
<b>TOTALS</b>	<b>2,138</b>			<b>1,846</b>	<b>210,577</b>

EXTRA FEATURES																	
L N	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
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REVIEW DATE	03/10/2026	BY	ks
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Total Acres:	10.01	Total Land Value:	110,110	Market:	0	Agricultural:	0
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COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			210,577
TOTAL MARKET OB/XF VALUE			4,631
TOTAL LAND VALUE - MARKET			110,110
TOTAL MARKET VALUE			325,318
SOH/AGL Deduction			0
ASSESSED VALUE			325,318
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			325,318
TOTAL JUST VALUE			325,318
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			309,165

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\$.	