(AKA A PART OF LOT 5 BUCKHEAD WO
COMM NW COR OF SW1/4, RUN E 494.
BUCKHEAD WOODS RD, S 25 DEG E AL

VERDI FAMILY TRUST
159 SW BUCKHEAD WAY
FORT WHITE, FL 32038

**2027**

**25-5S-16-03716-215**

## BUILDING CHARACTERISTICS

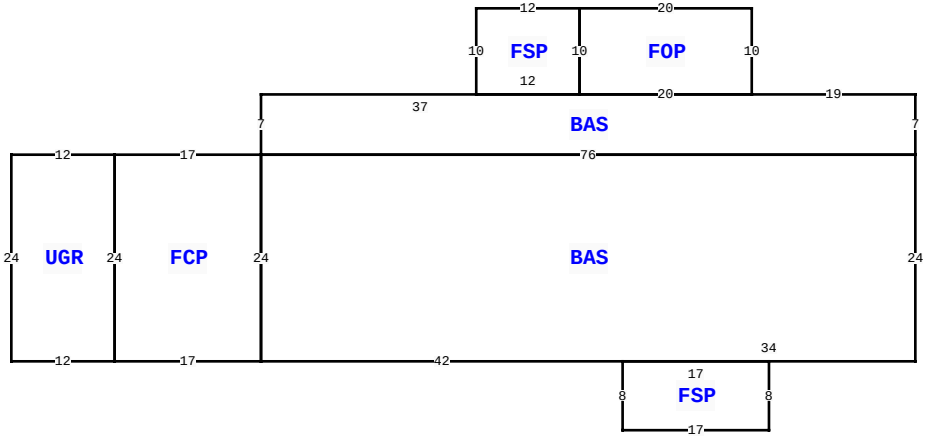
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 2 100 |
| Stories | 1. | 1. 100 |
| Architectual | 01 | CONV 100 |
| Units | | 0 100 |
| Condition Adj | 03 | 03 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 05 | 05 |
| DOR CODE | 0200 | MOBILE HOME |
| 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 | 532 | 100 | | 532 | 14,798 |
| BAS | 1,824 | 100 | | 1,824 | 50,736 |
| FCP | 408 | 25 | | 102 | 2,837 |
| FOP | 200 | 35 | | 70 | 1,947 |
| FSP | 120 | 40 | | 48 | 1,335 |
| FSP | 136 | 40 | | 54 | 1,502 |
| UGR | 288 | 45 | | 130 | 3,616 |
| TOTALS | 3,508 | | | 2,760 | 76,772 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 2,760 | 115.9000 | 69.54 | 191,930 | 1998 | 1998 | 0 | 0 | 0 | 60.00 | 40.00 |

1 MOBILE HME 0% - 2024 Heated Area: 2356 HX Base Yr




159 SW BUCKHEAD WAY, FORT WHITE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/08/2026 MLU |
| INC DATE | | AG DATE | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 76,772 |
| TOTAL MARKET OB/XF VALUE | 9,200 |
| TOTAL LAND VALUE - MARKET | 20,340 |
| TOTAL MARKET VALUE | 106,312 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 106,312 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 106,312 |
| TOTAL JUST VALUE | 106,312 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 106,312 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1499/620 | 9/20/2023 | QC | U | I | 11 | 100 |
| GRANTOR: VERDI TIMOTHY G | | | | | | |
| GRANTEE: VERDI FAMILY TRUST | | | | | | |
| 1374/0266 | 12/10/2018 | WD | U | I | 11 | 100 |
| GRANTOR: AGNES ADDISON | | | | | | |
| GRANTEE: TIMOTHY & VELMA (H/ | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W76 FCP= W17 UGR= W12 S24 E12 N24$ S24 E17 N24$ S24 E42 FSP= S8 E17 N8 W17$ E34 N24$ BAS= N7 W19 FOP= N10 W20 S10 E20 $ W20 FSP= N10 W12 S10 E12$ W37 S7 E76$.

## 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 | 0190 | FPLC PF | 0 | 0 | 0 | 0 | 1.00 | UT | 1,200.00 | 1,200.00 | 100 | 0 | 0 | 3 | 100 | 1,200 | |
| 2 | 9945 | Well/Sept | 0 | 0 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | | | 3 | 100 | 7,000 | |
| 3 | 0070 | CARPORT UF | 0 | 0 | 0 | 0 | 1.00 | UT | 1,000.00 | 1,000.00 | 100 | 2026 | 2025 | | 100 | 1,000 | |

## LAND DESCRIPTION

TOTAL OB/XF 9,200

| 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 | 0200 | C | MBL HM | 0 | | A-1 | 0.00 | 0.00 | 1.13 | AC | | 1.00 | 1.00 | 1.00 | 18,000.00 | 18,000.00 | 20,340 | | | | | | | |

REVIEW DATE 03/10/2026 BY KS Total Acres: 1.13 Total Land Value: 20,340 Market: 0 Agricultural: 0 Common: 20,340 PRINTED 11/17/2026 BY SYS