COMM AT THE SW COR OF SEC, N ALO
2022.72 FT, E ALONG C/L OF A 60
828.98 FT TO POB, N 633.01 FT E

AITKEN MILTON/AITKEN MARTHA
282 SW MAYFLOWER GLN
FORT WHITE, FL 32038

**2027**

**26-5S-16-03717-223**

## BUILDING CHARACTERISTICS

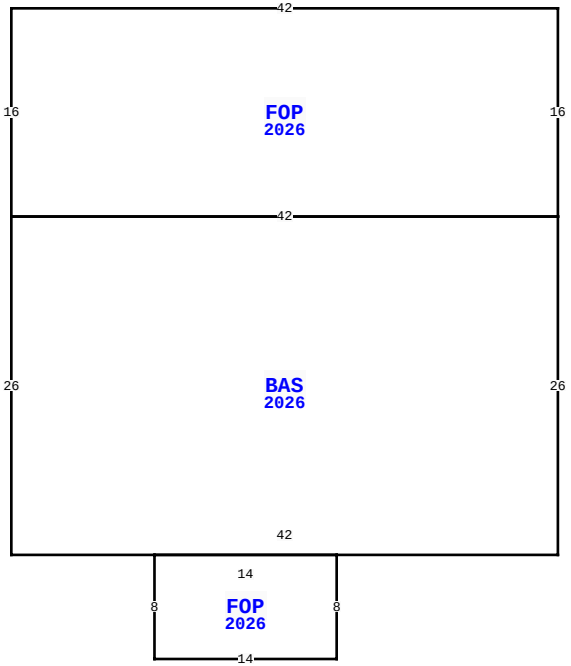
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 100 |
| Exterior Wall | 00 | N/A 0 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 08 | SHT VINYL 100 |
| Interior Floo | 00 | N/A 0 |
| 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 |
| Units | | 0 100 |
| Condition Adj | 03 | 03 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 05 | 05 |
| DOR CODE | 5000 | IMPROVED AG |
| MAP NUM | | MKT AREA 02 |
| NEIGHBORHOOD/LOC | 26516.020 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,092 | 100 | 2026 | 1,092 | 64,234 |
| FOP | 112 | 35 | 2026 | 39 | 2,294 |
| FOP | 672 | 35 | 2026 | 235 | 13,823 |
| TOTALS | 1,876 | | | 1,366 | 80,352 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0201 | 02 | 1,366 | 115.0000 | 106.95 | 146,094 | 2007 | 2007 | 0 | 0 | 0 | 45.00 | 55.00 |

1 MANUF 1 0% - 2026 Heated Area: 1092 HX Base Yr




453 SW MAYFLOWER GLN, FORT WHITE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/07/2026 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 | 80,352 |
| TOTAL MARKET OB/XF VALUE | 3,000 |
| TOTAL LAND VALUE - MARKET | 127,080 |
| TOTAL MARKET VALUE | 96,026 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 96,026 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 96,026 |
| TOTAL JUST VALUE | 210,432 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 211,296 |

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

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1445/2734 | 8/26/2021 | LE | U | V | 14 | 100 |

GRANTOR: AITKEN MILTON (ENH LE

GRANTEE: AITKEN MILTON III (

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=10,15] E42 S26 W42 N26 $
FOP=[YR=2026;ORIG=10,-1] E42 S16 W42 N16 $
FOP=[YR=2026;ORIG=21,41] E14 S8 W14 N8 $
.

## 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 | 9947 | Septic | 0 | 0 | 0 | 0 | 1.00 | UT | 3,000.00 | 3,000.00 | 100 | 2026 | 2025 | | 100 | 3,000 | |

## LAND DESCRIPTION

TOTAL OB/XF 3,000

| 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 | | | | | 1.00 | AC | | 1.00 | 1.00 | 1.00 | 9,000.00 | 9,000.00 | 9,000 | | | | | | | |
| 2 | 6200 | A | PASTURE 3 | 0 | | A-1 | 0.00 | 0.00 | 13.12 | AC | | 1.00 | 1.00 | 1.00 | 280.00 | 280.00 | 3,674 | | | | | | | |
| 3 | 9910 | M | MKT.VAL.AG | 0 | | A-1 | 0.00 | 0.00 | 13.12 | AC | | 1.00 | 1.00 | 1.00 | 9,000.00 | 9,000.00 | 118,080 | | | | | | | |

REVIEW DATE 03/10/2026 BY JB Total Acres: 14.12 Total Land Value: 12,674 Market: 118,080 Agricultural: 3,674 Common: 9,000 PRINTED 11/16/2026 BY SYS