LOT 5 FOXWOOD S/D PHASE 1.

WD 1110-1320,

MORTENSEN GEORGE
250 SE VARGAS WAY
FORT WHITE, FL 32038-3639

2027

27-6S-16-03951-105

BUILDING CHARACTERISTICS

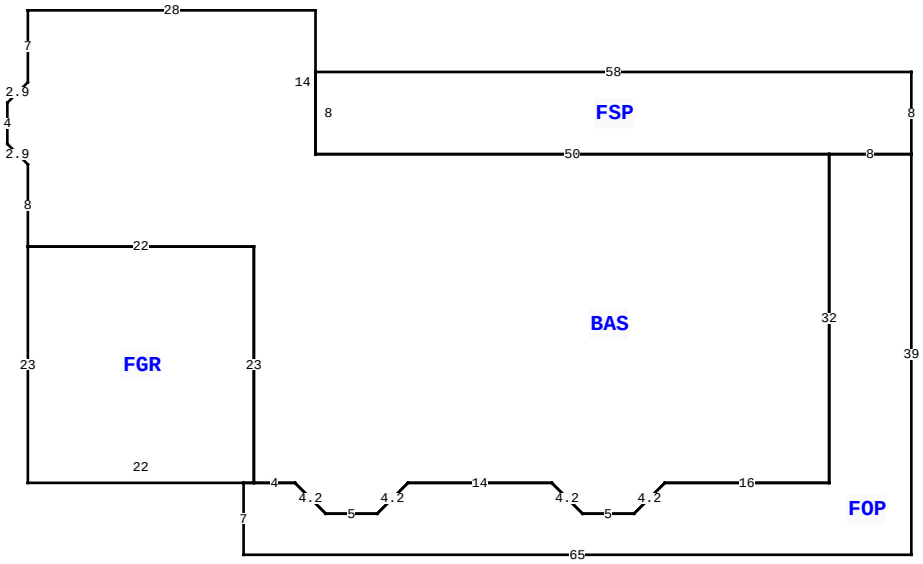
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 50
Exterior Wall	32	HARDIE BRD 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	04	04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	27616.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,442	100		2,442	226,117
FGR	506	55		278	25,742
FOP	663	30		199	18,426
FSP	464	40		186	17,223
TOTALS	4,075			3,105	287,507

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,105	101.4144	111.56	346,394	2008	2008	0	0	0	17.00	83.00

1 SINGLE FAM 100% - 2009 Heated Area: 2442 HX Base Yr 2009



250 SW VARGAS WAY, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

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	0280	POOL R/CON	0	100	16	32	512.00	UT	70.00	70.00	100	2008	2008	3	58	20,787	
2	0282	POOL ENCL	0	100	28	53	1,484.00	UT	15.00	15.00	100	2008	2008	3	40	8,904	
3	0166	CONC,PAVMT	0	100	0	0	490.00	UT	3.00	3.00	100	2008	2008	3	100	1,470	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		287,507
TOTAL MARKET OB/XF VALUE		31,161
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		383,668
SOH/AGL Deduction		114,331
ASSESSED VALUE		269,337
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		212,926
TOTAL JUST VALUE		383,668
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		388,874

PERMIT NUM	DESCRIPTION	AMT	ISSUED
26530	POOL ENCL	55	12/19/2007
26397	POOL	160	11/07/2007
26232	SFR	731	09/13/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1110/1320	2/02/2007	WD	U	V	09	125,000

GRANTOR: NORTH FLORIDA TIMBERL

GRANTEE: GEORGE MORTENSEN

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W28 S7 D2 L2 S4 R2 D2 S8 FGR= S23 E22 N23 W22 $ E22 S23 FOP= W1 S7 E65 N39 W8 S32 W16 L3 D3 W5 U3 L3 W14 L3 D3 W5 U3 L3 W4$ E4 R3 D3 E5 U3 R3 E14 R3 D3 E5 U3 R3 E16 N32 FSP= E8 N8 W58 S8 E50$ W50 N14$.

LAND DESCRIPTION

TOTAL OB/XF 31,161

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-3	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 06/08/2026 BY JB Total Acres: 5.01 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 11/16/2026 BY SYS