N 27.80 AC OF S1/2 OF SW1/4 EX 3 ORB 849-1040 & EX 14.73 AC DESC (IN FORT WHITE CITY LIMITS).

PARNELL SHAUN AARON/PARNELL TAMMY LYNN
P O BOX 3166
HIGH SPRINGS, FL 32655

2027

27-6S-16-03954-001

BUILDING CHARACTERISTICS

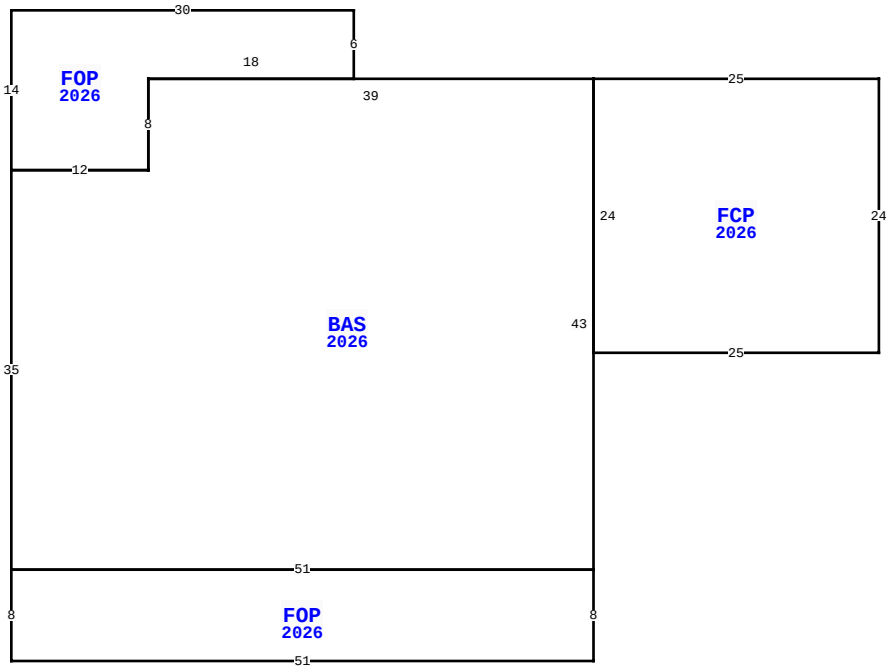
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
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	16.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,097	100	2026	2,097	256,883
FCP	600	25	2026	150	18,375
FOP	276	30	2026	83	10,168
FOP	408	30	2026	122	14,945
TOTALS	3,381			2,452	300,370

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,452	111.3600	122.50	300,370	2025	2025	0	0	0	0.00	100.00

1 SINGLE FAM 100% - 2026 Heated Area: 2097 HX Base Yr 2026



299 SW BRYCE TERR, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 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	0030	BARN,MT	0	100	0	0	1.00	UT	31,740.00	31,740.00	100	2025	2024		100	31,740	
2	0070	CARPORT UF	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2026	2025		100	2,000	
3	0070	CARPORT UF	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2026	2025		100	1,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	300,370
TOTAL MARKET OB/XF VALUE	34,740
TOTAL LAND VALUE - MARKET	110,770
TOTAL MARKET VALUE	349,409
SOH/AGL Deduction	129,732
ASSESSED VALUE	219,677
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	168,266
TOTAL JUST VALUE	445,880
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	451,323

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055955	Swimming Pool and	50,000	06/24/2026
000052449	New Residential C	175,000	02/27/2025
000051892	Electrical Servic	0	12/19/2024
000050205	Right-of-Way Acce		06/25/2024
000050186	Storage Building	26,000	06/24/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1509/527	2/26/2024	WD	Q	V	01	100,000
GRANTOR: NORTH FLORIDA TIMBERL						
GRANTEE: PARNELL SHAUN AARON						
0935/0121	9/10/2001	WD	Q	V		723,600
GRANTOR: HORTON TIMBER CO						
GRANTEE: NORTH FLORIDA TIMBE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=127,-14] W39 S8 W12 S35 E51 N43 $
FCP=[YR=2026;ORIG=127,-14] E25 S24 W25 N24 $
FOP=[YR=2026;ORIG=76,29] E51 S8 W51 N8 $
FOP=[YR=2026;ORIG=106,-20] W30 S14 E12 N8 E18 N6 $
.

LAND DESCRIPTION

TOTAL OB/XF 34,740

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					1.07	AC		1.00	1.00	1.00	11,000.00	11,000.00	11,770							
2	5600	A	TIMBER 3	0					9.00	AC		1.00	1.00	1.00	281.00	281.00	2,529							
3	9910	M	MKT.VAL.AG	0					9.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	99,000							

REVIEW DATE 02/27/2026 BY robin Total Acres: 10.07 Total Land Value: 14,299 Market: 99,000 Agricultural: 2,529 Common: 11,770 PRINTED 11/17/2026 BY SYS