THAT PART OF SW1/4 OF SW1/4 LYIN
659-507, 750-965, 758-1207, 762-

AKERS ALEXANDRIA/AKERS MACKENZIE
8602 US HIGHWAY 27
FORT WHITE, FL 32038

2026

28-6S-16-03964-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

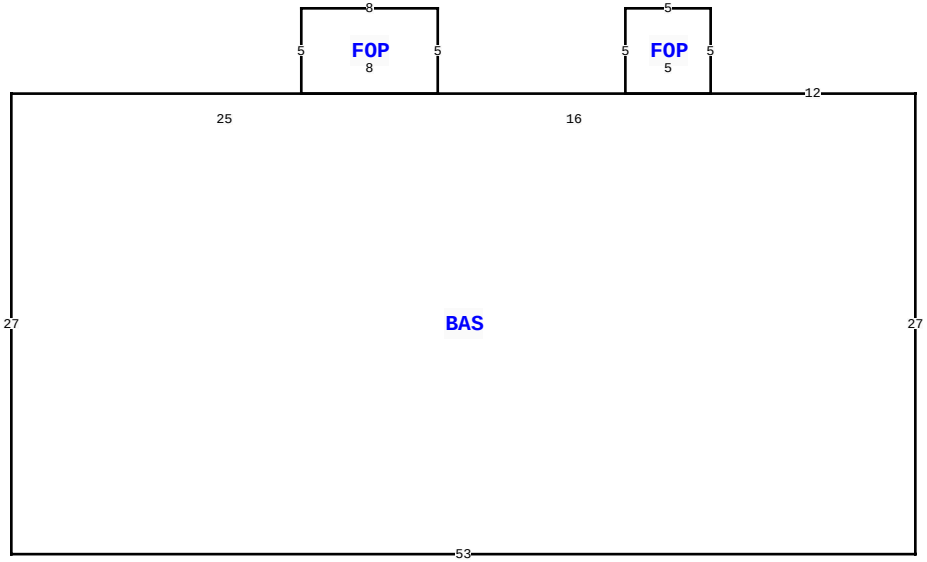
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
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	1,431	100		1,431	122,612
FOP	25	30		8	686
FOP	40	30		12	1,028
TOTALS	1,496			1,451	124,326

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,451	115.6320	131.82	191,271	1986	1986	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2025 Heated Area: 1431 HX Base Yr



8602 SW US HIGHWAY 27 , FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	124,326
TOTAL MARKET OB/XF VALUE	200
TOTAL LAND VALUE - MARKET	26,496
TOTAL MARKET VALUE	151,022
SOH/AGL Deduction	0
ASSESSED VALUE	151,022
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	151,022
TOTAL JUST VALUE	151,022
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	145,531

SALE:2:1: $.60 STAMPS

SALE:1:1: 2.07 ACRES $.70 STAMPS

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1391/2158	8/20/2019	WD	U	I	12	103,100
GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: AKERS ALEXANDRIA						
1375/1388	10/24/2018	CT	U	I	18	0
GRANTOR: CLERK OF COURT						
GRANTEE: FEDERAL NATIONAL MO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 FOP= N5 W5 S5 E5$ W16 FOP= N5 W8 S5 E8$ W25 S27 E53 N27$.

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	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 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	0100	C	SFR	0		00	0.00	0.00	2.07	AC		1.00	1.00	0.80	16,000.00	12,800.00	26,496							

REVIEW DATE 06/10/2015 BY TW Total Acres: 2.07 Total Land Value: 26,496 Market: 0 Agricultural: 0 Common: 26,496 PRINTED 05/08/2026 BY SYS