

COMM NW COR OF SW1/4 OF SW1/4, R  
TO NE'LY R/W US-27, RUN SE ALONG  
POB, CONT SE 293.73 FT, NE 291.4

8493 LLC  
8493 US HIGHWAY 27  
FORT WHITE, FL 32038

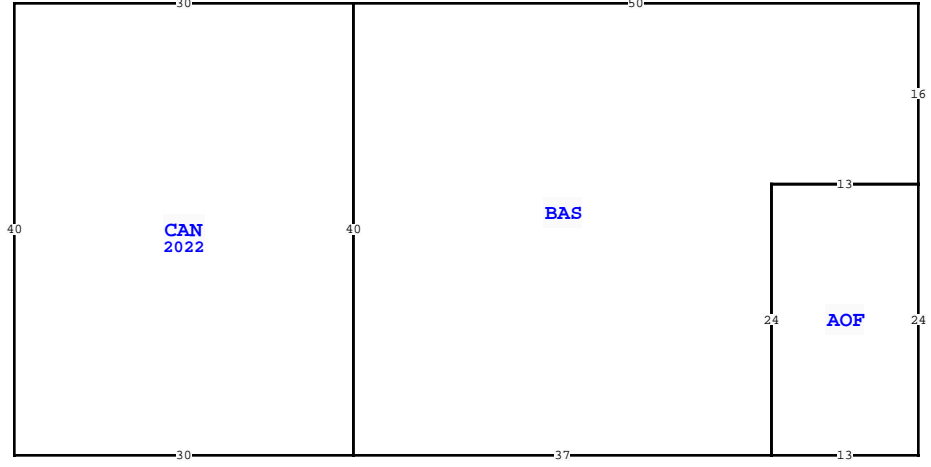
2026

28-6S-16-03964-005



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	25	MOD METAL 100	
Roof Structur	04	WOOD TRUSS 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	01	MINIMUM 100	
Interior Floo	03	CONC FINSH 100	
Ceiling	03	PART.FIN. 100	
Air Condition	01	NONE 100	
Heating Type	01	NONE 100	
Plumbing		2 100	
Frame	02	WOOD FRAME 100	
Story Height		14 100	
RMS		3 100	
Stories	1.	1. 100	
Units		0 100	
Condition Adj	03	03 100	
Quality	05	05	
DOR CODE	2500 REPAIR SERVICE		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	16.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
AOF	312	150	
BAS	1,688	100	
CAN	1,200	30	2022
TOTALS	3,200		
TOTALS		2,516	52,751

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	PREF M B A	0%	- 2024									Heated Area: 2000 HX Base Yr	



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			52,751
TOTAL MARKET OB/XF VALUE			3,500
TOTAL LAND VALUE - MARKET			35,000
TOTAL MARKET VALUE			91,251
SOH/AGL Deduction			0
ASSESSED VALUE			91,251
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			91,251
TOTAL JUST VALUE			91,251
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			92,737
SALE:1:1: 2 AC			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042115	Additions	30,000	06/10/2021
35617	PUMP/UTPOL	50	07/28/2017
18846	COMMERCIAL	175	10/17/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1503/2375	10/19/2023	WD	U	I	30	50,000
GRANTOR: MARSZALEK DAVID						
GRANTEE: 8493 LLC						
1502/774	10/19/2023	WD	U	I	11	100
GRANTOR: FORT WHITE AUTOMOTIVE						
GRANTEE: MARSZALEK DAVID						

EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0140	CLFENCE 6	0	0	0	0	1.00	UT	0.00	0.00
2	0070	CARPORT UF	0	0	0	0	1.00	UT	1,000.00	1,000.00

TOTAL OB/XF																	
8493 SW US HIGHWAY 27 , FORT WHITE																	
L N	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	0140	CLFENCE 6	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	2,500	
2	0070	CARPORT UF	0	0	0	0	1.00	UT	1,000.00	1,000.00	100	2022	2021		100	1,000	
TOTALS														3,500			

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		03/10/2022	MLU

BUILDING NOTES	
BAS=[ORIG=0,0] W50 S40 E37 N24 E13 N16 \$	
AOF=[ORIG=-13,40] E13 N24 W13 S24 \$	
CAN=[YR=2022;ORIG=-50,0] W30 S40 E30 N40 \$	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	2500	C	SRVC SHOPS	0		I	0.00	0.00	2.00

UNIT TYPE	D	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
AC		1.00	1.00	1.00	17,500.00	17,500.00	35,000							