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

2027

28-6S-16-03964-005

BUILDING CHARACTERISTICS

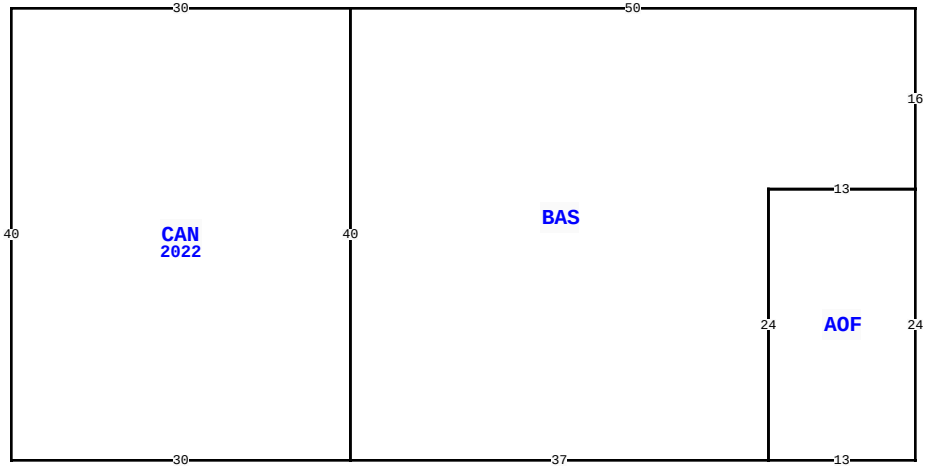
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	03	PART.FIN. 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		2 100
Frame	02	WOOD FRAME 100
Story Height		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	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	312	150		468	9,812
BAS	1,688	100		1,688	35,391
CAN	1,200	30	2022	360	7,548
TOTALS	3,200			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
8700	06	2,516	77.7000	29.53	74,297	2002	2002	0	0	0	29.00	71.00

1 PREF M B A 0% - 2024 Heated Area: 2000 HX Base Yr



8493 SW US HIGHWAY 27 , FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/10/2022 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	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	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

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	91,251

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						

BUILDING NOTES

BUILDING DIMENSIONS

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

TOTAL OB/XF 3,500

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	2500	C	SRVC SHOPS	0		I	0.00	0.00	2.00	AC		1.00	1.00	1.00	17,500.00	17,500.00	35,000							

REVIEW DATE 06/04/2026 BY AJ Total Acres: 2.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/16/2026 BY SYS