COMM 589.75 FT W OF SE COR OF NE1/4 OF SE1/4, WHICH IS ON E R/W OF US-27, RUN NW ALONG

FORT WHITE FARM & FEED LLC
8877 SW US HIGHWAY 27
FORT WHITE, FL 32038

2027

29-6S-16-03969-001

BUILDING CHARACTERISTICS

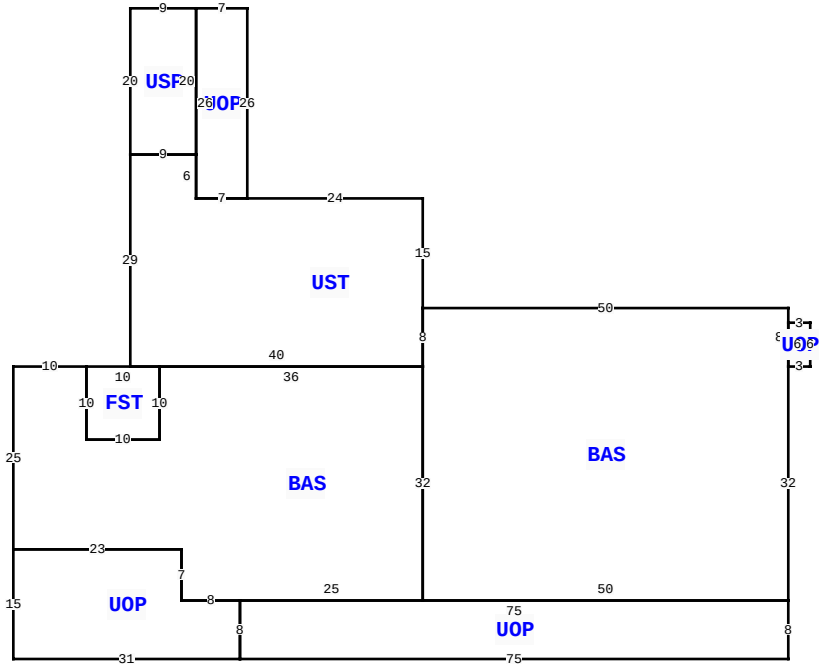
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 50
Exterior Wall	15	CONC BLOCK 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 70
Interior Wall	05	DRYWALL 30
Interior Floo	06	VINYL ASB 100
Ceiling	03	PART.FIN. 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		10 100
Frame	02	WOOD FRAME 100
Story Height		12 100
RMS		3 100
Stories	0	0 100
Units		0 100
Condition Adj	01	01 100
Quality	05	05
DOR CODE	1100	STORES/1 STORY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	29616.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,531	100		1,531	32,457
BAS	2,000	100		2,000	42,400
FST	100	50		50	1,060
UOP	18	20		4	85
UOP	182	20		36	763
UOP	409	20		82	1,739
UOP	600	20		120	2,544
USP	180	35		63	1,336
UST	974	40		390	8,268
TOTALS	5,994			4,276	90,651

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
3500	04	4,276	66.2496	42.40	181,302	1976	1976	0	0	0	50.00	50.00

1 STORE RETL 0% - 0 Heated Area: 3531 HX Base Yr



8877 SW US HIGHWAY 27 , FORT WHITE

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	90,651
TOTAL MARKET OB/XF VALUE	17,108
TOTAL LAND VALUE - MARKET	57,070
TOTAL MARKET VALUE	164,829
SOH/AGL Deduction	0
ASSESSED VALUE	164,829
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	164,829
TOTAL JUST VALUE	164,829
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	164,829

SALE:8:1: SALE INCL RE#03969-001
SALE:2:1: EQUIPMENT INCLUDED IN SALE
PRMT:1:1: ADDITION TO RESTAURANT
SALE:1:1: SALE INCL RE#03969-030

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7898	REMODEL	250	12/15/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1300/2113	9/08/2015	WD	U	I	30	115,000
GRANTOR: BETTY S KOON						
GRANTEE: FORT WHITE FARM & F						
1252/1132	3/29/2013	QC	U	V	12	100
GRANTOR: GERALDINE B ROBERTS &						
GRANTEE: BETTY S KOON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W50 UST= N15 W24 UOP= N26 W7 S26 E7$ W7 N6 USP= N20 W9 S20 E9$ W9 S29 E40 N8$ S8BAS= W36 FST= W10 S10 E10 N10$ S10 W10 N10 W10 S25 UOP= S15 E31 N8 W8 N7 W23$ E23 S7 E8 UOP= S8 E75 N8 W75$ E25 N32$ S32 E50 N32 UOP= E3 N6 W3 S6$ N8$.

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	0	32	24	1.00	UT	12,288.00	12,288.00	100	2026	2025		100	12,288	
2	0070	CARPORT UF	0	0	22	40	1.00	UT	3,520.00	3,520.00	100	2026	2025		100	3,520	
3	0070	CARPORT UF	0	0	0	0	1.00	UT	800.00	800.00	100	2026	2025		100	800	
4	0296	SHED METAL	0	0	0	0	1.00	UT	500.00	500.00	100	2026	2025		100	500	

LAND DESCRIPTION

TOTAL OB/XF 17,108

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	1100	C	STORE 1FLR	0		CG	0.00	0.00	2.00	AC		1.00	1.00	1.00	13,000.00	13,000.00	26,000							
2	0000	C	VAC RES	0		A-1	0.00	0.00	2.39	AC		1.00	1.00	1.00	13,000.00	13,000.00	31,070							

REVIEW DATE 06/08/2026 BY AJ Total Acres: 4.39 Total Land Value: 57,070 Market: 0 Agricultural: 0 Common: 57,070 PRINTED 11/17/2026 BY SYS