COMM SW COR OF NE1/4 OF NW1/4, R
E R/W OF US HWY-27, N 49 DEG W A
FOR POB, CONT ALONG E R/W 208.61

MOCK GREGORY DREW/MOCK SHARON D
180 SW BRYANT AVE
FORT WHITE, FL 32038

2027

29-6S-16-03974-003

BUILDING CHARACTERISTICS

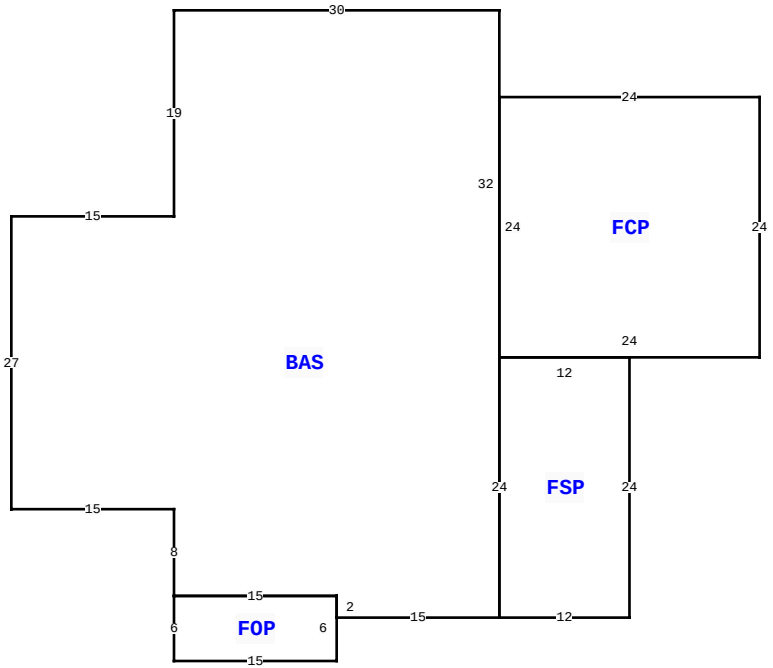
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 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	29616.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,055	100		2,055	137,452
FCP	576	25		144	9,632
FOP	90	35		32	2,140
FSP	288	40		115	7,692
TOTALS	3,009			2,346	156,916

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,346	117.9000	109.65	257,239	2009	2009	0	0	0	39.00	61.00

1 MANUF 1 100% - 2006 Heated Area: 2055 HX Base Yr 2006



9567 SW US HIGHWAY 27 , FORT WHITE

BLD DATE		LGL DATE	05/13/2024 MLU
XF DATE		LAND DATE	
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	0294	SHED WOOD/	0	100	0	0	240.00	UT	7.50	7.50	100	2005	2005	3	100	1,800	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	500	
3	0070	CARPORT UF	0	100	20	25	500.00	UT	2.50	2.50	100	2008	2008	3	100	1,250	
4	0070	CARPORT UF	0	100	18	20	360.00	UT	2.50	2.50	100	2008	2008	3	100	900	
5	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
6	0166	CONC,PAVMT	0	100	0	0	835.00	UT	2.50	2.50	100	2009	2009	3	100	2,088	
7	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2009	2009	3	100	1,200	
8	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	100	
9	0070	CARPORT UF	0	100	46	16	1.00	UT	2,900.00	2,900.00	100	2027	2026		100	2,900	
10	0040	BARN,POLE	0	100	80	26	1.00	UT	10,400.00	10,400.00	100	2027	2026		100	10,400	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		156,916
TOTAL MARKET OB/XF VALUE		28,138
TOTAL LAND VALUE - MARKET		14,080
TOTAL MARKET VALUE		189,762
SOH/AGL Deduction		71,719
ASSESSED VALUE		118,043
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		61,632
TOTAL JUST VALUE		199,134
NCON VALUE		13,300
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		187,522

PERMIT NUM	DESCRIPTION	AMT	ISSUED
27751	M H	425	04/20/2009
23820	M H	501	11/07/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1389/0761	7/12/2019	LE	U	I	14	0
GRANTOR: MELVIN & MARY MOCK						
GRANTEE: MELVIN & MARY MOCK						
1032/2717	12/13/2004	QC	Q	V	06	100
GRANTOR: BEATRICE COUNCE						
GRANTEE: MELVIN & MARY MOCK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W30 S19 W15 S27 E15 S8 FOP= S6 E15 N6 W15$ E15 S2 E15
FSP= E12 N24 W12 S24$ N24 FCP= E24 N24 W24 S24$ N32$.

LAND DESCRIPTION

TOTAL OB/XF 28,138

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	0200	C	MBL HM	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	4,000.00	4,000.00	4,000							
2	5600	A	TIMBER 3	0			0.00	0.00	2.52	AC		1.00	1.00	1.00	281.00	281.00	708							
3	9910	M	MKT.VAL.AG	0			0.00	0.00	2.52	AC		1.00	1.00	1.00	4,000.00	4,000.00	10,080							

REVIEW DATE 06/16/2026 BY Total Acres: 3.52 Total Land Value: 4,708 Market: 10,080 Agricultural: 708 Common: 4,000 PRINTED 11/17/2026 BY SYS