COMM SW COR OF NE1/4 OF NW1/4, R
FOR POB, RUN N 49 DG W ALONG E R
FT, N 51 DG E 198.80 FT, N 4 DG

DAVIS JOHN L/DAVIS MICHELLE D
9563 SW US HWY 27
FORT WHITE, FL 32038-4833

2027

29-6S-16-03976-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
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	03	03
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 02

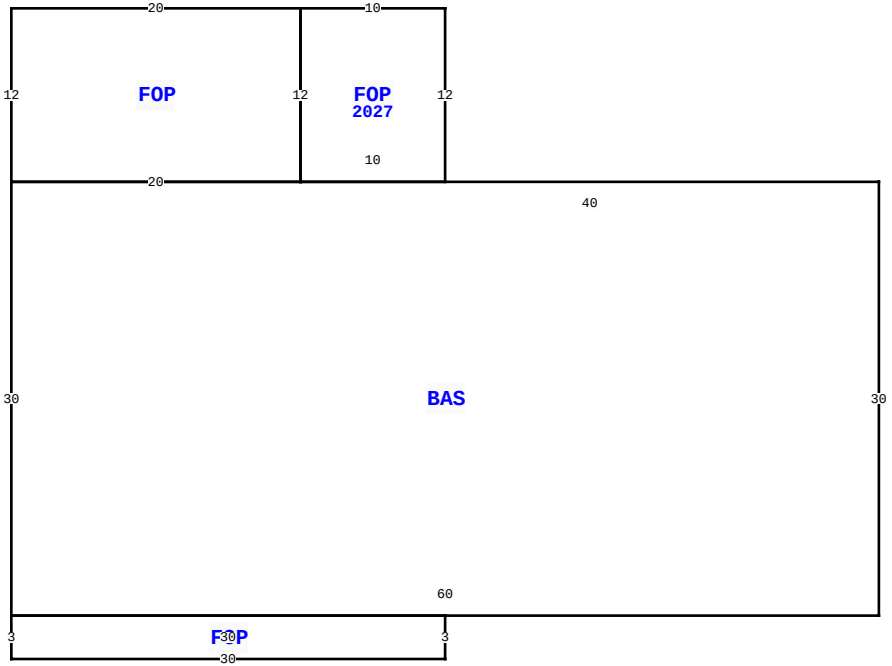
NEIGHBORHOOD/LOC 29616.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,800	100		1,800	133,708
FOP	90	30		27	2,006
FOP	240	30		72	5,348
FOP	120	30	2027	36	2,674
TOTALS	2,250			1,935	143,736

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,935	103.8870	114.28	221,132	1972	1972	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2006 Heated Area: 1800 HX Base Yr 2006



9563 SW US HIGHWAY 27 , FORT WHITE

BLD DATE | LGL DATE
XF DATE | LAND DATE 05/06/2026 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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
2	0040	BARN,POLE	0	100	36	48	1.00	UT	0.00	0.00	100	0	0	3	100	2,000	
3	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
4	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	
5	0294	SHED WOOD/	0	100	0	0	1.00	UT	3,000.00	3,000.00	100	2027	2026		100	3,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	143,736
TOTAL MARKET OB/XF VALUE	10,200
TOTAL LAND VALUE - MARKET	36,320
TOTAL MARKET VALUE	190,256
SOH/AGL Deduction	78,237
ASSESSED VALUE	112,019
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	60,608
TOTAL JUST VALUE	190,256
NCON VALUE	5,674
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	187,137

SALE:1:3: 1.54 AC CAME OUT OF #03974-003 (WP)

SALE:1:2: 0.73 AC OF THE LAND CAME OUT OF #03976-0

SALE:1:1: SALE OF $110,000 FOR HOUSE & 2.27 AC

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1039/0466	2/28/2005	WD	Q	I		110,000

GRANTOR: MELVIN EARNEST & MARY

GRANTEE: JOHN L & MICHELLE D

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W40 W20 S30 E60 N30 $
FOP=[ORIG=-40,0] N12 W20 S12 E20 $
FOP=[ORIG=-60,30] S3 E30 N3 W30 $
FOP=[YR=2027;ORIG=-40,-12] E10 S12 W10 N12 $
.

LAND DESCRIPTION

TOTAL OB/XF 10,200

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	100		A-1	0.00	0.00	2.27	AC		1.00	1.00	1.00	16,000.00	16,000.00	36,320							

REVIEW DATE 06/16/2026 BY AJ Total Acres: 2.27 Total Land Value: 36,320 Market: 0 Agricultural: 0 Common: 36,320 PRINTED 11/17/2026 BY SYS