BEG NE COR OF SEC, RUN W 515.46
US-27, SE ALONG R/W 171.65 FT, E
FT, SE 517.20 FT TO SEC LINE, N

ROBERTS MELANIE
P O BOX 1201
HIGH SPRINGS, FL 32655-1201

2027

30-7S-17-10066-001

BUILDING CHARACTERISTICS

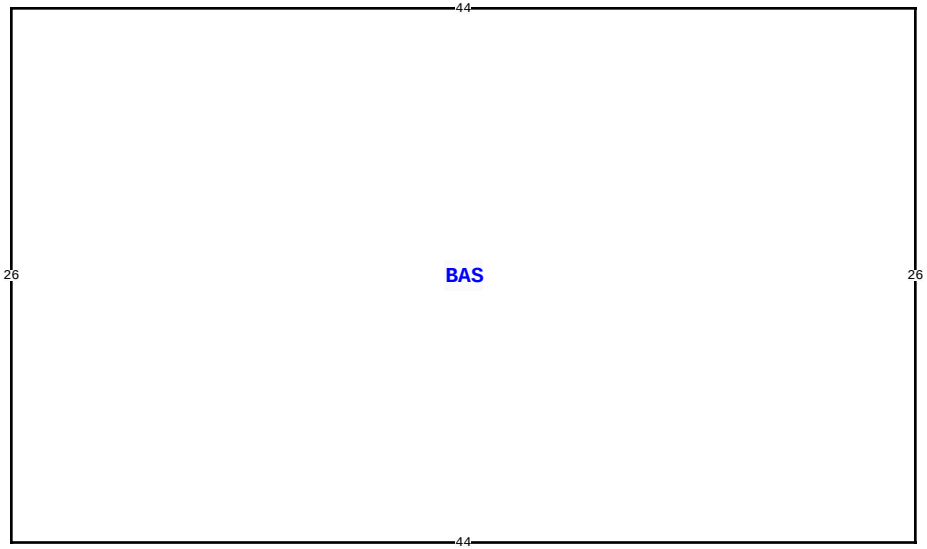
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	30717.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,144	100		1,144	67,822
TOTALS	1,144			1,144	67,822

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,144	115.9000	107.79	123,312	1995	1995	0	0	0	45.00	55.00

1 MANUF 1 0% - 0 Heated Area: 1144 HX Base Yr



1427 SW US HIGHWAY 27 , FORT WHITE

BLD DATE		LGL DATE	
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	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	500	
2	0080	DECKING	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	67,822
TOTAL MARKET OB/XF VALUE	7,700
TOTAL LAND VALUE - MARKET	8,880
TOTAL MARKET VALUE	79,071
SOH/AGL Deduction	19,396
ASSESSED VALUE	59,675
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	59,675
TOTAL JUST VALUE	84,402
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	85,131

SALE:3:1: 2 PARCELS - 1 DEED

SALE:2:1: IN LIEU OF FORECLOSURE (755-650)

SALE:1:1: INCLUDED 10057-004

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000056868	Electrical Servic		10/28/2026
26607	M H	484	01/14/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0776/1902	7/02/1993	WD	U	V	35	29,000
GRANTOR: TIM COX						
GRANTEE: MELANIE ROBERTS						
0775/0649	5/12/1993	QC	Q	V	01	0
GRANTOR: PISZCZEK-MERRIMAN						
GRANTEE: TIM & DENNIS COX						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W44 S26 E44 N26$.

LAND DESCRIPTION

TOTAL OB/XF 7,700

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	6200	A	PASTURE 3	0		A-1	0.00	0.00	1.96	AC		1.00	1.00	1.00	280.00	280.00	549							
2	9910	M	MKT.VAL.AG	0		00	0.00	0.00	1.96	AC		1.00	1.00	1.00	3,000.00	3,000.00	5,880							
3	0200	C	MBL HM	0			0.00	0.00	1.00	AC		1.00	1.00	1.00	3,000.00	3,000.00	3,000							

REVIEW DATE 11/02/2026 BY Nick Total Acres: 2.96 Total Land Value: 3,549 Market: 5,880 Agricultural: 549 Common: 3,000 PRINTED 11/17/2026 BY SYS