

COLUMBIA COUNTY

Property Appraiser

Parcel 00-00-00-14305-006

Owners

CONCEPT DG INVESTMENTS LLC
1449 SW 74TH DR
SUITE 200
GAINESVILLE, FL 32607

Parcel Summary

Location	8255 SW US HIGHWAY 27
Use Code	2800: RV/MH,PK LOT
Tax District	4: CITY OF FORT WHITE
Township	6S
Section	33
Range	16
Acreage	2.0300
Subdivision	DIST 4
Lineage	Split from 00-00-00-14305-000

Legal Description

FORT WHITE: PART OF BLOCK F IN N FORT WHITE
MORE PART DESC AS: COMM NW COR OF NE 1/4 OF NW
1/4 OF BLK F TOWN OF FORT WHITE, S 180 FT TO
POB, E 169.87 FT, S 48 DEG E 162.04 FT, S 228.26
FT, S 48 DEG E 58.14 FT, S 58.88 FT, S 42 DEG W
34.93 FT, N 48 DEG W 365.33 FT, N 213.05 FT TO
POB.

573-708, 743-53, WD 1052-895, 1061-1028,
WD 1095-1801, 1803, 1805, WD 1439-2365,
WD 1509-814,
1496-510,



Working Values

	2025
Total Building	\$9,538
Total Extra Features	\$25,800
Total Market Land	\$17,255
Total Ag Land	\$0
Total Market	\$52,593
Total Assessed	\$18,101
Total Exempt	\$0
Total Taxable	\$18,101
SOH Diff	\$34,492

Value History

	2024
Total Building	\$9,538
Total Extra Features	\$25,800
Total Market Land	\$17,255
Total Ag Land	\$0
Total Market	\$52,593
Total Assessed	\$16,455
Total Exempt	\$0
Total Taxable	\$16,455
SOH Diff	\$36,138

Document/Transfer/Sales History

Instrument / Official Record	Date	QU	Reason	Type	V/I	Sale Price	Ownership
WD 1509/814	2024-02-26	U	37	WARRANTY DEED	Improved	\$345,000	Grantor: BLUEBERRY HILL PROPERTIES LLC Grantee: CONCEPT DG INVESTMENTS LLC

Buildings

Building # 1, Section # 1, MOBILE HOME

Type	Model	Heated Sq Ft	Repl Cost New	YrBlt	WAY	Other % Dpr	Normal % Dpr	% Cond	Value
0800	02	672	\$27,251	1969	1969	0.00%	65.00%	35.00%	\$9,538

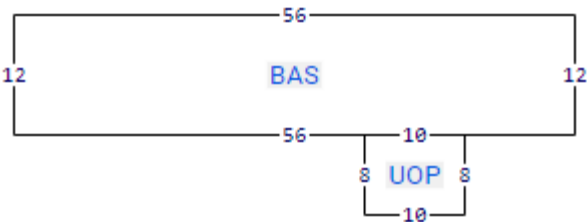
Structural Elements

Type	Description	Code	Details
EW	Exterior Wall	03	BELOW AVG.
EW	Exterior Wall	00	
RS	Roof Structure	03	GABLE/HIP
RC	Roof Cover	01	MINIMUM
IW	Interior Wall	04	PLYWOOD
IF	Interior Flooring	08	SHT VINYL
IF	Interior Flooring	14	CARPET
AC	Air Conditioning	03	CENTRAL

Type	Description	Code	Details
HT	Heating Type	04	AIR DUCTED
BDR	Bedrooms	2.00	
BTH	Bathrooms	1.00	
FR	Frame	02	WOOD FRAME
STR	Stories	0	0
UT	Units	0.00	
COND	Condition Adjustment	01	01
KTCH	Kitchen Adjustment	01	01

Subareas

Type	Gross Area	Percent of Base	Adjusted Area
BAS	672	100%	672
UOP	80	25%	20



Extra Features

Code	Description	Length	Width	Units	Unit Price	AYB	% Good Condition	Final Value
0259	MHP HOOKUP			6.00	\$4,300	2020	100%	\$25,800

Land Lines

Code	Description	Zone	Front	Depth	Units	Rate/Unit	Acreage	Total Adj	Value
2810	MH PARK	00	.00	.00	0.62	\$8,500.00/AC	0.62	1.00	\$5,270
0000	VAC RES				1.41	\$8,500.00/AC	1.41	1.00	\$11,985

Personal Property

None

Permits

Date	Permit	Type	Status	Description
Sep 3, 2024	000050652	COMMERCIAL	PENDING	New Commercial Construction

TRIM Notices

2024

Disclaimer

All parcel data on this page is for use by the Columbia County Assessor for assessment purposes only. The summary data on this page may not be a complete representation of the parcel or of the improvements thereon. Building information, including unit counts and number of permitted units, should be verified with the appropriate building and planning agencies. Zoning information should be verified with the appropriate planning agency. All parcels are reappraised each year. This is a true and accurate copy of the records of the Columbia County Assessor's Office as of December 16, 2024.