52.5 FT E & W BY 105 FT N & S IN
OF NW1/4 BLOCK 54 & EX .126 AC D

MATTHEWS CHARLES T
683 SW WILSON SPRINGS RD
FORT WHITE, FL 32038-0553

2026

00-00-00-14423-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 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		2 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	04	04

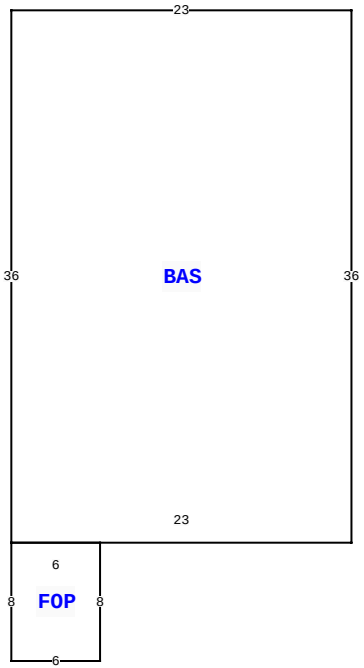
DOR CODE 0101 SFRES/SFRES
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 16.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	828	100		828	79,159
FOP	48	30		14	1,339
TOTALS	876			842	80,498

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	842	113.8100	127.47	107,330	2000	2000	0	0	0	25.00	75.00

1 SINGLE FAM 0% - 0 Heated Area: 828 HX Base Yr



7748 SW US HIGHWAY 27 , FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/20/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	80,498
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	4,391
TOTAL MARKET VALUE	84,889
SOH/AGL Deduction	0
ASSESSED VALUE	84,889
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	84,889
TOTAL JUST VALUE	84,889
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	85,962

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1532/465	1/14/2025	LE	U	I	14	100
GRANTOR: MATTHEWS CHARLES T						
GRANTEE: MATTHEWS CHARLES T						
1532/460	1/14/2025	TR	U	I	11	100
GRANTOR: MATTHEWS CHARLES T RE						
GRANTEE: MATTHEWS CHARLES T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W23 S36 FOP= S8 E6 N8 W6$ E23 N36$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0			0.00	0.00	5,488.56	SF		1.00	1.00	1.00	0.80	0.80	4,391							

REVIEW DATE 06/17/2015 BY DF Total Acres: 0.13 Total Land Value: 4,391 Market: 0 Agricultural: 0 Common: 4,391 PRINTED 10/02/2025 BY SYS