S1/2 OF SW1/4 OF NE1/4 OF
NW1/4, EX 25 FT OFF THE E SIDE
FOR RD. ORB 491-228, 758-532,

MCPHERSON KELLY L
1026 SW SPRUCE RD
FT WHITE, FL 32038

2026

01-6S-15-00495-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

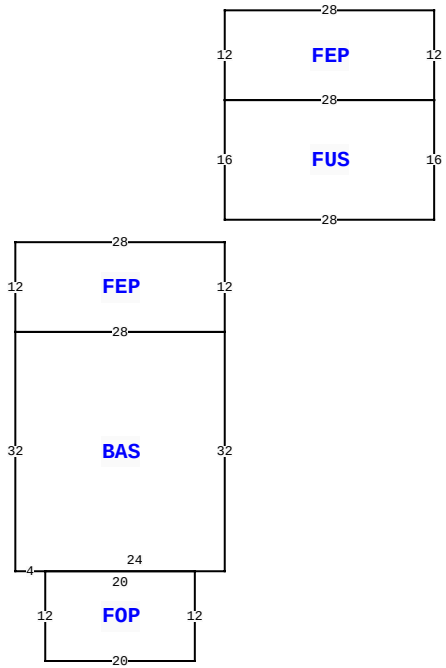
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	06	VINYL ASB 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.5	1.5 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	1615.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	896	100		896	76,068
FEP	336	80		269	22,837
FEP	336	80		269	22,837
FOP	240	30		72	6,113
FUS	448	100		448	38,033
TOTALS	2,256			1,954	165,888

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,954	116.6182	130.61	255,212	1983	1983	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2005 Heated Area: 1344 HX Base Yr 2005



1026 SW SPRUCE RD, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		165,888
TOTAL MARKET OB/XF VALUE		5,650
TOTAL LAND VALUE - MARKET		51,200
TOTAL MARKET VALUE		222,738
SOH/AGL Deduction		94,263
ASSESSED VALUE		128,475
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		77,753
TOTAL JUST VALUE		222,738
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		222,738

SALE:2:1: TRUSTEE DEED - REVOCABLE TRUST DATED 12/

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042426	Roof Replacement	16,900	07/27/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1022/2243	7/21/2004	QC	Q	I	06	50,700
GRANTOR: BARBARA MCPHERSON						
GRANTEE: KELLY MCPHERSON						
0808/1411	7/31/1995	WD	Q	I		65,500
GRANTOR: AUDREY YOUNG						
GRANTEE: BARBARA MCPHERSON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W28 S32 E4 E24 N32 $
FUS=[ORIG=0,-15] N16 E28 S16 W28 $
FEP=[ORIG=0,0] N12 W28 S12 E28 $
FEP=[ORIG=0,-31] N12 E28 S12 W28 $
FOP=[ORIG=-24,32] S12 E20 N12 W20 $
.

EXTRA FEATURES

L N	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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	800	
3	0210	GARAGE U	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,200	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	400	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200	
6	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,800	
7	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	50	

LAND DESCRIPTION

TOTAL OB/XF 5,650

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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			0.00	0.00	5.12	AC		1.00	1.00	1.00	10,000.00	10,000.00	51,200							

REVIEW DATE 04/22/2022 BY JS Total Acres: 5.12 Total Land Value: 51,200 Market: 0 Agricultural: 0 Common: 51,200 PRINTED 11/18/2025 BY SYS