LOTS 1 & 2 ARROW WOOD S/D.
DC ORB 790-788, 791-829 PR,

BUCHANAN ALAN C/BUCHANAN BELINDA D
475 SW HILLIARD LN
FT WHITE, FL 32038

2026

01-7S-16-04103-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

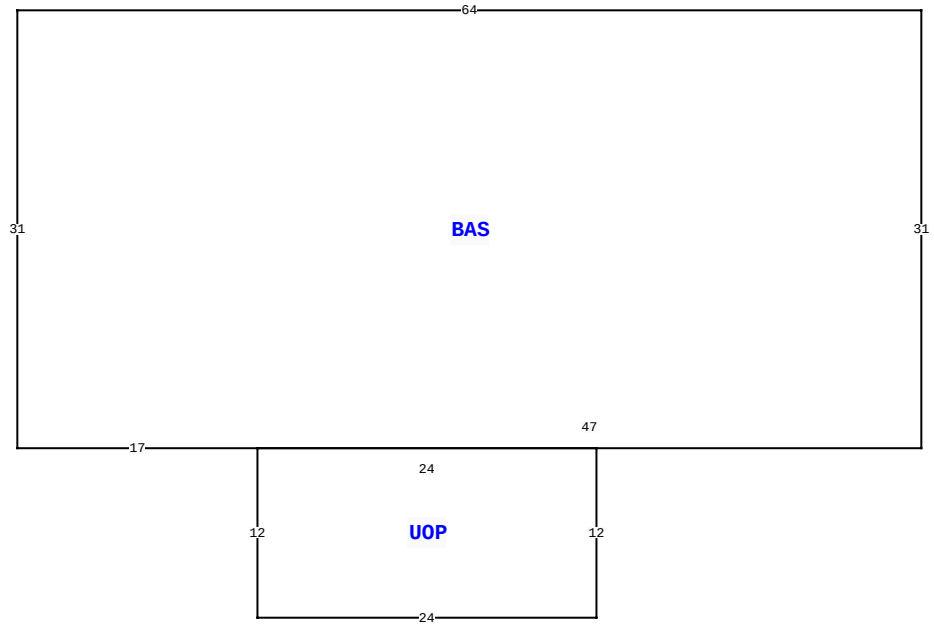
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	1716.100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,984	100		1,984	123,208
UOP	288	25		72	4,471
TOTALS	2,272			2,056	127,679

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,056	113.9000	107.07	220,136	2008	2008	0	0	0	42.00	58.00

4 MANUF 1 100% - 1999 Heated Area: 1984 HX Base Yr 1999



475 SW HILLIARD LN, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		127,679
TOTAL MARKET OB/XF VALUE		13,400
TOTAL LAND VALUE - MARKET		95,190
TOTAL MARKET VALUE		153,105
SOH/AGL Deduction		67,078
ASSESSED VALUE		86,027
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		35,305
TOTAL JUST VALUE		236,269
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		242,873

PERMIT NUM	DESCRIPTION	AMT	ISSUED
26820	M H	375	03/04/2008
16099	M H	125	10/01/1999
16100	M H	125	10/01/1999
12626	M H	125	06/09/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1144/2497	2/29/2008	WD	Q	I	01	100
GRANTOR: KENDIG						
GRANTEE: ALAN & BELINDA BUCH						
0854/2368	3/11/1998	WD	Q	I	01	100
GRANTOR: M NORRIS						
GRANTEE: KENDIG						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W64 S31 E17 UOP= S12 E24 N12 W24$ E47 N31$.

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	100	0	0	1.00	UT	0.00	0.00	100	1997	1997	3	100	200	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2008	2008	3	100	1,200	
3	0285	SALVAGE	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	500	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	1,500	
5	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
6	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 13,400

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	0200	C	MBL HM	100		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	9,500.00	9,500.00	9,500							
2	6200	A	PASTURE 3	0		00	0.00	0.00	9.02	AC		1.00	1.00	1.00	280.00	280.00	2,526							
3	9910	M	MKT.VAL.AG	0		00	0.00	0.00	9.02	AC		1.00	1.00	1.00	9,500.00	9,500.00	85,690							

REVIEW DATE 06/16/2015 BY TW Total Acres: 10.02 Total Land Value: 12,026 Market: 85,690 Agricultural: 2,526 Common: 9,500 PRINTED 11/14/2025 BY SYS