

LOT 5 APPALACHIE TRACE UNR: COMM
SE1/4, RUN N ALONG W LINE 2104.1
CONT N 569.51 FT, E 840.02 FT TO

SEDELMAYER PAUL W JR/GALLAGHER MARILYN G
558 SW APPALACHEE TER
FORT WHITE, FL 32038

2026

03-6S-16-03766-105



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

Quality	07	07
DOR CODE	0200 MOBILE HOME	
MAP NUM		02
NEIGHBORHOOD/LOC	3616.0100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,732	100		1,732	185,470
FOP	68	30		20	2,142
FSP	224	40		90	9,638
UDG	672	55		370	39,621
TOTALS	2,696			2,212	236,870

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	
3	0040	BARN, POLE	0	100	0	0	1.00	UT	0.00	0.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	0100	C	SFR	100		A-1	0.00	0.00	1.01	AC	
2	9900	C	AC NON-AG	0					9.00	AC	

MARKET ADJUSTMENTS

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

0100012,212125.7993140.90311,6712001200100024.0076.00

2 SINGLE FAM 100% - 2002

Heated Area: 1732

HX Base Yr 2002

558 SW APPALACHEE TER, FORT WHITE

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

04/07/2025MLU

COLUMBIA COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		236,870	
TOTAL MARKET OB/XF VALUE		2,400	
TOTAL LAND VALUE - MARKET		95,095	
TOTAL MARKET VALUE		334,365	
SOH/AGL Deduction		85,000	
ASSESSED VALUE		249,365	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		198,643	
TOTAL JUST VALUE		334,365	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		337,482	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043603	Roof Replacement	14,400	01/28/2022
16451	SFR	140	01/03/2000
16035	M H	75	09/13/1999

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1539/1532	4/21/2025	LE U	I	14	
GRANTOR: SEDELMAYER PAUL W JR					
GRANTEE: SEDLMAYER PAUL W JR					
0854/1090	3/01/1998	WD Q	V		25,000
GRANTOR: COLUMBIA TIMBERLANDS					
GRANTEE: SEDELMAYER & GALLAG					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS= W44 FSP= N14 W16 S14 E16\$ W16 S30 E16 FOP= E17 N4 W17 S4\$ N4 E17 S4 E27 N30\$ PTR= N30 UDG= N28 W24 S28 E24\$ S30\$.											