

LOT 16 SEDGEFIELD S/D PHASE 1.
WD 1016-2155, WD 1423-957,

PERRY DARRELL V/DOYON NATALIE M
249 SW SEDGEFIELD LN
FORT WHITE, FL 32038

2026

03-6S-16-03767-116



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	00	N/A 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	01	NONE 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units	0	0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	2,323	107.9610	120.92	280,897	2024	2024	0	0	10	1.00	89.00
1 SINGLE FAM		100% - 2024		Heated Area: 2244					HX Base Yr 2024			
BAS 2024 FOP 2024												

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	
VALUATION SUMMARY		3	
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		249,998	
TOTAL MARKET OB/XF VALUE		43,200	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		348,198	
SOH/AGL Deduction		233,479	
ASSESSED VALUE		114,719	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		63,997	
TOTAL JUST VALUE		348,198	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		351,007	

NEIGHBORHOOD/LOC		3616.00		1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,244	100	2024	2,244	241,496
FOP	264	30	2024	79	8,502
				</	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046136	New Residential C	150,000	12/20/2022
000041677	Storage Building	45,000	04/07/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1423/0957	10/28/2020	WD	Q	V	01	45,000
GRANTOR: DONALD R & ELLEN B WE						
GRANTEE: DARRELL V PERRY & N						
1016/2155	5/01/2004	WD	Q	V		56,000
GRANTOR: SEDGEFIELD LAND COMPA						
GRANTEE: DONALD R & ELLEN B						

TOTALS		2,508						2,323		249,998												BLD DATE						LGL DATE		04/07/2025		MLU	
EXTRA FEATURES												249 SW SEDGEFIELD LN, FORT WHITE										XF DATE						LAND DATE					
																						INC DATE						AG DATE					
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	0030		BARN, MT			0	100	80	30	2,400.00		UT	18.00		18.00		100	2021	2021		100	43,200											

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2024;ORIG=-30,19] W66 S34 E17 E33 E16 N34 \$	
FOP=[YR=2024;ORIG=-79,61] E33 N8 W33 S8 \$	

LAND DESCRIPTION										TOTAL OB/XF										43,200									
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		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000												