LOT 20 SEDGEFIELD S/D PHASE 1.
WD 1000-1429.

CROSSMAN CLIFTON L
471 SW SEDGEFIELD LN
FORT WHITE, FL 32038

2026

03-6S-16-03767-120

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

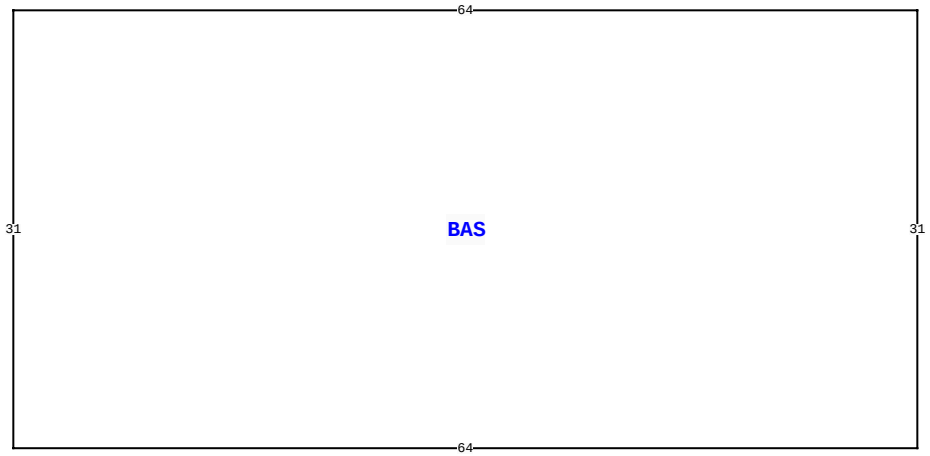
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	3616.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,984	100		1,984	105,148
TOTALS	1,984			1,984	105,148

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,984	102.5100	96.36	191,178	2003	2003	0	0	0	45.00	55.00

1 MANUF 1 100% - 2005 Heated Area: 1984 HX Base Yr 2005



471 SW SEDGEFIELD 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		105,148
TOTAL MARKET OB/XF VALUE		11,376
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		171,524
SOH/AGL Deduction		72,750
ASSESSED VALUE		98,774
TOTAL EXEMPTION VALUE	HX HB SX	98,774
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		171,524
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		171,524

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21339	M H	123	12/10/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1000/1429	11/15/2003	WD	Q	V		28,000

GRANTOR: SEDGEFIELD LAND COMPA
GRANTEE: CLIFTON L CROSSMAN

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W64 S31 E64 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	0060	CARPORT F	0	100	28	40	1.00	UT	3,920.00	3,920.00	80	2015	2015	3	80	3,136	
2	0040	BARN,POLE	0	100	0	0	1.00	UT	800.00	800.00	80	2015	2015	3	80	640	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0120	CLFENCE 4	0	100	0	0	1.00	UT	750.00	750.00	80	2015	2015	3	80	600	

LAND DESCRIPTION

TOTAL OB/XF 11,376

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		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 05/19/2015 BY TW Total Acres: 5.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 11/19/2025 BY SYS