LOT 7 SEDGEFIELD S/D PHASE 3.
WD 1352-2761, WD 1477-79, WD 150

MCNUTT SUSAN E/MCNUTT BRUCE W
322 SW ROLLINGS MEADOWS GLN
FORT WHITE, FL 32038

2026

03-6S-16-03767-307

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

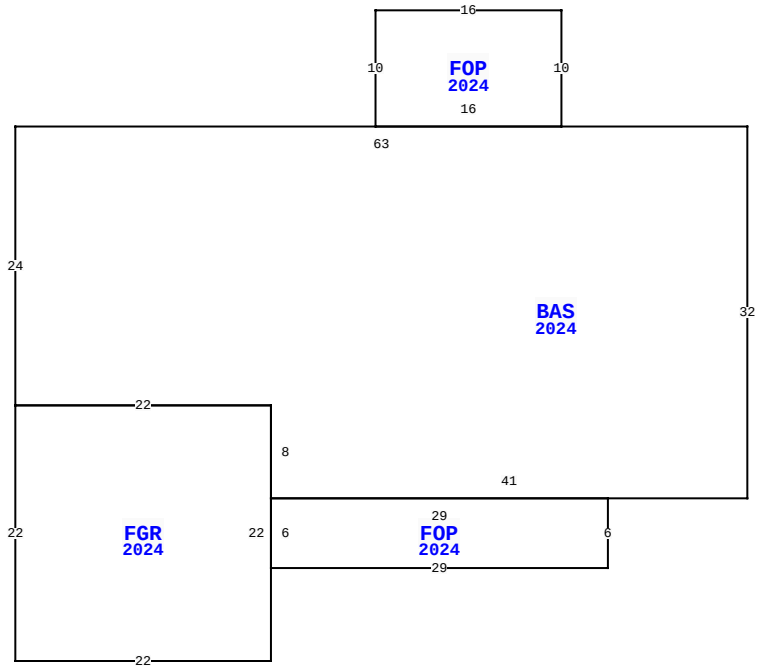
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		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
NEIGHBORHOOD/LOC	3616.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,840	100	2024	1,840	230,061
FGR	484	55	2024	266	33,258
FOP	160	30	2024	48	6,001
FOP	174	30	2024	52	6,502
TOTALS	2,658			2,206	275,822

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,206	115.0905	128.90	284,353	2023	2023	0	0	0	3.00	97.00

1 SINGLE FAM 100% - 2024 Heated Area: 1840 HX Base Yr 2024



322 SW ROLLING MEADOWS GLN, 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		275,822
TOTAL MARKET OB/XF VALUE		24,150
TOTAL LAND VALUE - MARKET		46,750
TOTAL MARKET VALUE		346,722
SOH/AGL Deduction		14,503
ASSESSED VALUE		332,219
TOTAL EXEMPTION VALUE	HX HB VX 13	332,219
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		346,722
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		350,988

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050565	New Residential C	90,000	08/16/2024
000048615	Storage Building	25,000	11/08/2023
000045949	New Residential C	220,000	11/17/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1500/1927	10/10/2023	WD	Q	I	01	448,500
GRANTOR: LEV JOANN T						
GRANTEE: MCNUTT SUSAN E						
1477/79	10/07/2022	WD	Q	V	01	45,900
GRANTOR: DAVID THOMAS W						
GRANTEE: LEV JOANN T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=80,10] W63 S24 E22 S8 E41 N32 $
FGR=[YR=2024;ORIG=17,34] E22 S22 W22 N22 $
FOP=[YR=2024;ORIG=39,42] E29 S6 W29 N6 $
FOP=[YR=2024;ORIG=48,0] E16 S10 W16 N10 $
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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	0166	CONC,PAVMT	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2024	2023		100	1,200	
2	0030	BARN,MT	0	100	30	50	1,500.00	UT	15.00	15.00	100	2025	2024		100	22,500	
3	0166	CONC,PAVMT	0	100	0	0	1.00	UT	450.00	450.00	100	2025	2024		100	450	

LAND DESCRIPTION

TOTAL OB/XF 24,150

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	0100	C	SFR	100		A-1	0.00	0.00	1.00	LT		1.00	1.00	0.85	55,000.00	46,750.00	46,750							

REVIEW DATE 02/02/2024 BY randall Total Acres: 5.00 Total Land Value: 46,750 Market: 0 Agricultural: 0 Common: 46,750 PRINTED 10/08/2025 BY SYS