LOT 2 SEDGEFIELD S/D PHASE 4.
WD 1099-446, WD 1302-2077,

KIRCHENSTINER ROBERT JR &/KIRCHENSTINER KAREN M
KAREN M KIRCHENSTINER TRUSTEES, 511 SW ROLLING MEADOW GLN
FORT WHITE, FL 32038

2026

03-6S-16-03767-402

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	15	HARDTILE 20
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
Architectual	05	CONV 100
Units		0 100
Quality	07	07

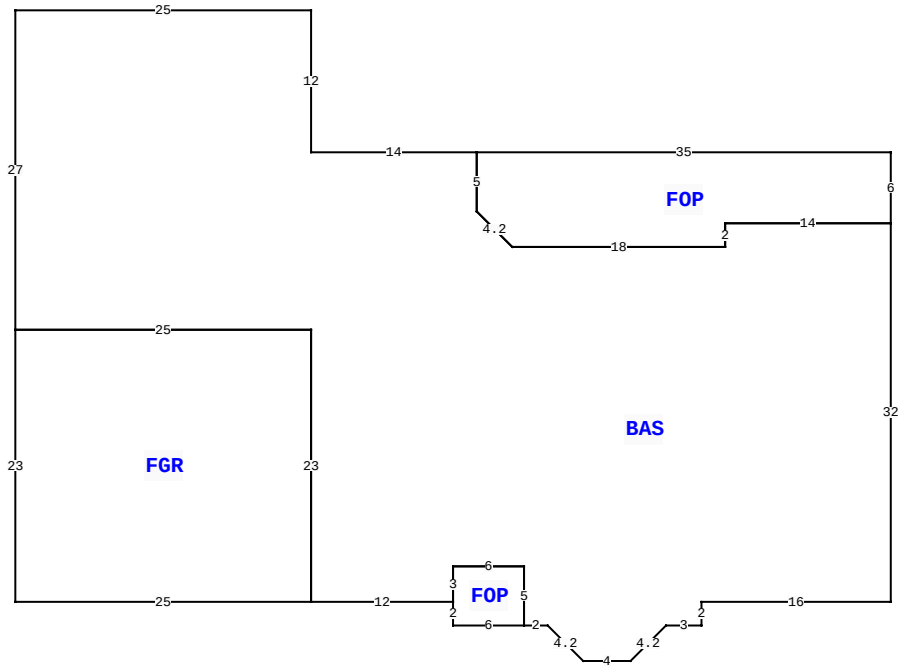
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 3616.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,323	100		2,323	297,054
FGR	575	55		316	40,409
FOP	30	30		9	1,151
FOP	248	30		74	9,462
TOTALS	3,176			2,722	348,076

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,722	128.2820	143.68	391,097	2014	2014	0	0	0	11.00	89.00

1 SINGLE FAM 100% - 2016 Heated Area: 2323 HX Base Yr 2016



511 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		348,076
TOTAL MARKET OB/XF VALUE		17,310
TOTAL LAND VALUE - MARKET		52,250
TOTAL MARKET VALUE		417,636
SOH/AGL Deduction		193,242
ASSESSED VALUE		224,394
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		173,672
TOTAL JUST VALUE		417,636
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		421,547

PERMIT NUM	DESCRIPTION	AMT	ISSUED
31527	SFR	979	10/16/2013
27445	STORAGE	287	10/24/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1302/2077	10/15/2015	WD	U	I	11	100
GRANTOR: ROBERT & KAREN KIRCHE						
GRANTEE: ROBERT JR & KAREN M						
1099/0446	9/29/2006	WD	Q	V		70,000
GRANTOR: SEDGEFIELD LAND CO						
GRANTEE: ROBERT & KAREN KIRC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 N12 W25 S27 FGR= S23 E25 N23 W25$ E25 S23 E12 FOP= S2 E6 N5 W6 S3 $ N3 E6 S5 E2 D3 R3 E4 U3 R3 E3 N2 E16 N32 FOP= N6 W35 S5 D3 R3 E18 N2 E14$ W14 S2 W18 L3 U3 N5$.

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	0031	BARN,MT AE	0	100	30	40	1,200.00	UT	12.00	12.00	100	2008	2008	3	100	14,400	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2014	2014	3	100	1,200	
3	0166	CONC,PAVMT	0	100	0	0	855.00	UT	2.00	2.00	100	2014	2014	3	100	1,710	

LAND DESCRIPTION

TOTAL OB/XF 17,310

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	0.95	55,000.00	52,250.00	52,250							

REVIEW DATE 05/19/2015 BY TW Total Acres: 5.00 Total Land Value: 52,250 Market: 0 Agricultural: 0 Common: 52,250 PRINTED 11/20/2025 BY SYS