

LOT 3 SEDGEFIELD S/D PHASE 4.  
WD 1078-1388, CT 1281-2213, WD 1

KUTNER DAVID WARREN/KUTNER DEIRDRE ANN  
449 SW ROLLING MEADOWS GLN  
FORT WHITE, FL 32038

2026

03-6S-16-03767-403



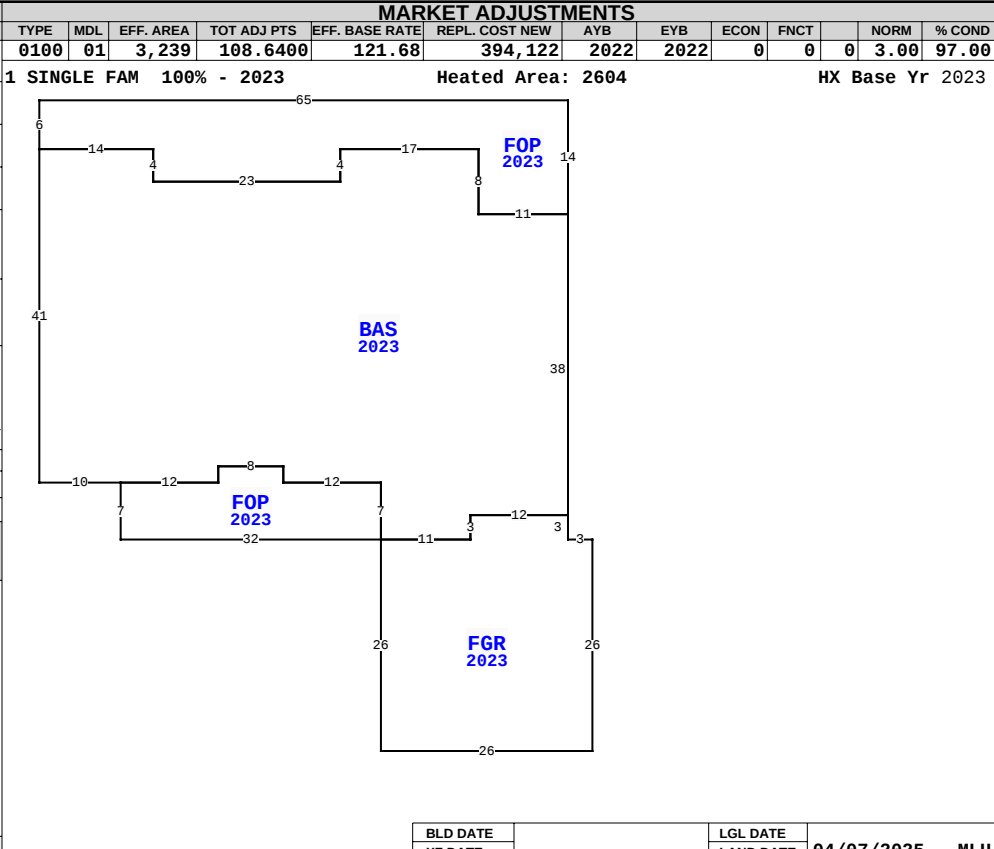
| BUILDING CHARACTERISTICS |     |                |
|--------------------------|-----|----------------|
| ELEMENT                  | CD  | CONSTRUCTION   |
| Exterior Wall            | 32  | HARDIE BRD 100 |
| Exterior Wall            | 00  | N/A 0          |
| Roof Structure           | 08  | IRREGULAR 100  |
| Roof Cover               | 03  | COMP SHNGL 100 |
| Interior Wall            | 05  | DRYWALL 100    |
| Interior Floor           | 13  | LAM/VNLPLK 100 |
| Interior Floor           | 00  | N/A 0          |
| Air Condition            | 03  | CENTRAL 100    |
| Heating Type             | 04  | AIR DUCTED 100 |
| Bedrooms                 | 3   | 100            |
| Bathrooms                | 2.5 | 100            |
| Frame                    | 01  | NONE 100       |
| Stories                  | 1.  | 1. 100         |
| Units                    | 0   | 100            |
| Condition Adj            | 03  | 03 100         |
| Kitchen Adjus            | 01  | 01 100         |

|                  |         |               |
|------------------|---------|---------------|
| Quality          | 05      | 05            |
| 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       | 2,604            | 100         | 2023 | 2,604        | 307,349              |
| FGR       | 712              | 55          | 2023 | 392          | 46,268               |
| FOP       | 240              | 30          | 2023 | 72           | 8,498                |
| FOP       | 570              | 30          | 2023 | 171          | 20,183               |
| TOTALS    | 4,126            |             |      | 3,239        | 382,298              |

| EXTRA FEATURES |            |             |         |     |    |       |        |              |                |
|----------------|------------|-------------|---------|-----|----|-------|--------|--------------|----------------|
| L N            | OB/XF CODE | DESCRIPTION | BLD CAP | L   | W  | UNITS | UT     | Adj R        | ADJ UNIT PRICE |
| 1              | 0166       | CONC, PAVMT | 0       | 100 | 0  | 0     | 960.00 | UT 3.00      | 3.00           |
| 2              | 0030       | BARN, MT    | 0       | 100 | 24 | 26    | 624.00 | UT 25.00     | 25.00          |
| 3              | 0294       | SHED WOOD/  | 0       | 100 | 0  | 0     | 1.00   | UT 40,000.00 | 40,000.00      |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS |
| 1                | 0100     | C   | SFR                  | 100 |     | A-1      | 0.00  | 0.00  | 1.00        |



|                                        |          |           |            |     |
|----------------------------------------|----------|-----------|------------|-----|
| 449 SW ROLLING MEADOWS GLN, FORT WHITE | BLD DATE | LGL DATE  | 04/07/2025 | MLU |
|                                        | XF DATE  | LAND DATE |            |     |
|                                        | INC DATE | AG DATE   |            |     |

| COLUMBIA COUNTY PROPERTY  |  |              |   |
|---------------------------|--|--------------|---|
| PAGE 1 of 1               |  |              | 3 |
| VALUATION SUMMARY         |  | STANDARD     |   |
| VALUATION BY              |  | Tax Group: 3 |   |
| Tax Group: 3              |  | Tax Dist:    |   |
| BUILDING MARKET VALUE     |  | 382,298      |   |
| TOTAL MARKET OB/XF VALUE  |  | 58,480       |   |
| TOTAL LAND VALUE - MARKET |  | 44,000       |   |
| TOTAL MARKET VALUE        |  | 484,778      |   |
| SOH/AGL Deduction         |  | 18,490       |   |
| ASSESSED VALUE            |  | 466,288      |   |
| TOTAL EXEMPTION VALUE     |  | 50,722       |   |
| BASE TAXABLE VALUE        |  | 415,566      |   |
| TOTAL JUST VALUE          |  | 484,778      |   |
| NCON VALUE                |  | 0            |   |
| INCOME VALUE              |  |              |   |
| PREVIOUS YEAR MKT VALUE   |  | 488,720      |   |

| PERMIT NUM | DESCRIPTION       | AMT     | ISSUED     |
|------------|-------------------|---------|------------|
| 000046307  | Storage Building  | 40,000  | 07/14/2023 |
| 000046308  | Storage Building  | 11,000  | 07/14/2023 |
| 000043061  | New Residential C | 250,000 | 10/28/2021 |

| SALES DATA                     |           |           |       |       |        |
|--------------------------------|-----------|-----------|-------|-------|--------|
| OFF RECORD Number              | DATE      | TYPE INST | Q / U | V / I | RSN CD |
| 1388/0130                      | 6/28/2019 | WD Q      | Q     | V     | 01     |
| GRANTOR: CHRISTOPHER J BIDA &  |           |           |       |       |        |
| GRANTEE: DAVID WARREN & DEIR   |           |           |       |       |        |
| 1300/0160                      | 7/29/2015 | WD U      | U     | V     | 17     |
| GRANTOR: CARRINGTON HOUSE PROP |           |           |       |       |        |
| GRANTEE: BIDA, BATTISTA & PA   |           |           |       |       |        |

| BUILDING NOTES                                                                                   |  |  |  |  |  |  |  |  |  |
|--------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|
|                                                                                                  |  |  |  |  |  |  |  |  |  |
| BUILDING DIMENSIONS                                                                              |  |  |  |  |  |  |  |  |  |
| BAS=[YR=2023;ORIG=20,-10] N38 W11 N8 W17 S4 W23 N4 W14 S41 E10 E12 N2 E8 S2 E12 S7 E11 N3 E12 \$ |  |  |  |  |  |  |  |  |  |
| FGR=[YR=2023;ORIG=23,-8] W3 N3 W12 S3 W11 S26 E26 N26 \$                                         |  |  |  |  |  |  |  |  |  |
| FOP=[YR=2023;ORIG=20,-48] N14 W65 S6 E14 S4 E23 N4 E17 S8 E11 \$                                 |  |  |  |  |  |  |  |  |  |
| FOP=[YR=2023;ORIG=-3,-15] W12 N2 W8 S2 W12 S7 E32 N7 \$                                          |  |  |  |  |  |  |  |  |  |
|                                                                                                  |  |  |  |  |  |  |  |  |  |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS |
| 1                | 0100     | C   | SFR                  | 100 |     | A-1      | 0.00  | 0.00  | 1.00        |

| TOTAL OB/XF |          |     |                      |     |     |          |       |       |             |
|-------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|
| 58,480      |          |     |                      |     |     |          |       |       |             |
| L N         | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS |
| 1           | 0100     | C   | SFR                  | 100 |     | A-1      | 0.00  | 0.00  | 1.00        |

| TOTAL OB/XF |          |     |                      |     |     |          |       |       |             |
|-------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|
| 58,480      |          |     |                      |     |     |          |       |       |             |
| L N         | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS |
| 1           | 0100     | C   | SFR                  | 100 |     | A-1      | 0.00  | 0.00  | 1.00        |