

4 AC OFF S SIDE OF NE1/4 OF SE1/
739-639, 938-2440, 1088-1763 THR

PRINCE STEPHANIE
2358 SW DREW FEAGLE AVE
FORT WHITE, FL 32038

2026

06-6S-16-03784-000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structure	03	GABLE/HIP 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		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	6616.00	1.00/
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,040	100
FOP	140	30
FOP	260	30
FUS	1,040	100
TOTALS	2,480	

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,200	119.7756	134.15	295,130	2021	2021	0	0	0	4.00	96.00
1 SINGLE FAM			100% - 2023		Heated Area: 2080				HX Base Yr 2023			
26 10 FOP 2022 10 26 40 BAS 2022 40 4 18 FOP 2022 7 2 11 2 7 26 40 FUS 2022 40												

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,040	100	2022	1,040	133,935
FOP	140	30	2022	42	5,409
FOP	260	30	2022	78	10,045
FUS	1,040	100	2022	1,040	133,935
TOTALS	2,480			2,200	283,325

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0294	SHED WOOD/	0	100	0	0	1.00	UT	400.00	400.00	100	2022
2	0296	SHED METAL	0	100	0	0	1.00	UT	2,800.00	2,800.00	100	2022
3	0040	BARN, POLE	0	100	30	12	360.00	UT	2.50	2.50	100	2022

LAND DESCRIPTION												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT
1	0100	C	SFR	100		A-1	0.00	0.00	4.00	AC		1.00

TOTAL OB/XF												
4,100												
YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES								
2021		100	400									
2021		100	2,800									
2021		100	900									

COLUMBIA COUNTY PROPERTY												
PAGE 1 of 1												
VALUATION SUMMARY												
VALUATION BY										STANDARD		
Tax Group: 3										Tax Dist:		
BUILDING MARKET VALUE										283,325		
TOTAL MARKET OB/XF VALUE										4,100		
TOTAL LAND VALUE - MARKET										18,000		
TOTAL MARKET VALUE										305,425		
SOH/AGL Deduction										10,865		
ASSESSED VALUE										294,560		
TOTAL EXEMPTION VALUE										50,722		
BASE TAXABLE VALUE										243,838		
TOTAL JUST VALUE										305,425		
NCON VALUE										0		
INCOME VALUE												
PREVIOUS YEAR MKT VALUE										308,376		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042763	Remodel	5,000	09/16/2021
38625	SFR	0	09/18/2019
38358	TR/TRAILER	0	07/15/2019

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1434/86	4/05/2021	QC	U	V	11	100	
GRANTOR: MORGAN ERNEST							
GRANTEE: MORGAN STEPHANIE							
1383/2361	5/03/2019	WD	Q	V	01	14,000	
GRANTOR: SUBRANDY LIMITED PART							
GRANTEE: ERNEST & STEPHANIE							

BUILDING NOTES												
----------------	--	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS												
BAS=[YR=2022;ORIG=40,10] S40 E4 E18 E4 N40 W26 \$												
FOP=[YR=2022;ORIG=40,0] S10 E26 N10 W26 \$												
FOP=[YR=2022;ORIG=44,50] S9 E7 N2 E11 N7 W18 \$												
FUS=[YR=2022;ORIG=80,10] S40 E26 N40 W26 \$												