LOT 16 BLOCK 5 WILSON SPRINGS CO
1-A: COMM NE COR OF SE1/4, RUN S
S 46 DEG W 245.49 FT FOR POB, RU

DAVIS MICHELE
435 SW MEMORIAL DR
FORT WHITE, FL 32038

2026

06-7S-16-04149-516

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

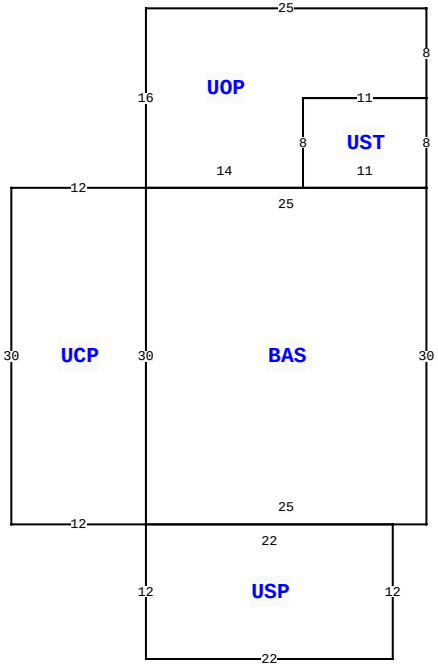
ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	02	WINDOW 100
Heating Type	01	NONE 100
Bedrooms		1 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	6716.0400	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	750	100		750	33,935
UCP	360	20		72	3,258
UOP	312	20		62	2,805
USP	264	35		92	4,163
UST	88	45		40	1,810
TOTALS	1,774			1,016	45,971

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,016	62.1504	69.61	70,724	1955	1955	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2025 Heated Area: 750 HX Base Yr 2025



435 SW MEMORIAL DR, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/13/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		45,971
TOTAL MARKET OB/XF VALUE		945
TOTAL LAND VALUE - MARKET		14,000
TOTAL MARKET VALUE		60,916
SOH/AGL Deduction		0
ASSESSED VALUE		60,916
TOTAL EXEMPTION VALUE	HX HB DX	40,916
BASE TAXABLE VALUE		20,000
TOTAL JUST VALUE		60,916
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		60,916

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1526/1298	10/31/2024	QC	U	I	11	50,000
GRANTOR: RIDGDILL STEPHANIE J						
GRANTEE: DAVIS MICHELE						
1469/1341	6/22/2022	QC	U	I	14	100
GRANTOR: RIDGDILL STEPHANIE J						
GRANTEE: RIVER COTTAGE LLC						

BUILDING NOTES

BUILDING DIMENSIONS

UOP= N8 W25 S16 E14 N8 E11$ UST= W11 S8 E11 BAS= W25 UCP= W12 S30 E12 N30$ S30 USP= S12 E22 N12 W22$ E25 N30$ N8$.

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	630.00	UT	1.50	1.50	100	2001	2001	3	100	945	

LAND DESCRIPTION

TOTAL OB/XF 945

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	1.00	14,000.00	14,000.00	14,000							

REVIEW DATE 06/29/2015 BY TW Total Acres: 1.52 Total Land Value: 14,000 Market: 0 Agricultural: 0 Common: 14,000 PRINTED 11/19/2025 BY SYS