N1/2 OF NE1/4 OF NE1/4 EX
4.03 AC DESC IN QC 1394-2609.
333-355, QC 1190-747, DC 1248-

WILLIAMS BRENDA L
607 SW MAGELLAN CT
FORT WHITE, FL 32038

**2026**

**09-7S-16-04160-000**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

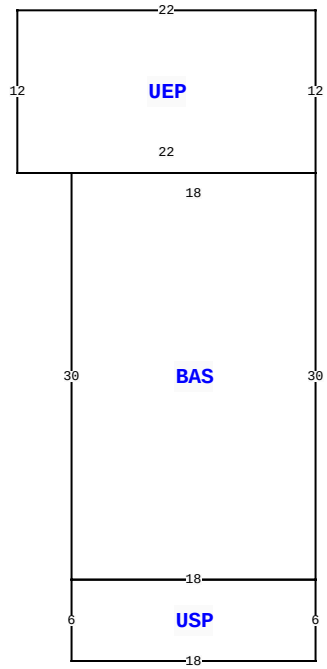
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 01 | MINIMUM 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 02 | WALL BD/WD 100 |
| Interior Floo | 09 | PINE WOOD 100 |
| Air Condition | 01 | NONE 100 |
| Heating Type | 01 | NONE 100 |
| Bedrooms | | 3 100 |
| 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 | 01 | 01 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 02 |
| NEIGHBORHOOD/LOC | 9716.00 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 540 | 100 | | 540 | 11,251 |
| UEP | 264 | 60 | | 158 | 3,292 |
| USP | 108 | 35 | | 38 | 792 |
| TOTALS | 912 | | | 736 | 15,335 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | AP | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 736 | 41.3400 | 46.30 | 34,077 | 1920 | 1920 | 0 | 0 | 20 | 35.00 | 45.00 |

1 SINGLE FAM 100% - 2020 Heated Area: 540 HX Base Yr 2020




607 SW MAGELLAN, FORT WHITE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/08/2025 MLU |
| INC DATE | | AG DATE | |

## COLUMBIA COUNTY PROPERTY — VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 15,335 |
| TOTAL MARKET OB/XF VALUE | | 100 |
| TOTAL LAND VALUE - MARKET | | 76,656 |
| TOTAL MARKET VALUE | | 92,091 |
| SOH/AGL Deduction | | 15,812 |
| ASSESSED VALUE | | 76,279 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 25,557 |
| TOTAL JUST VALUE | | 92,091 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 92,091 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 24675 | REMODEL | 25 | 06/26/2006 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1190/0747 | 2/18/2010 | QC | U | I | 11 | 0 |

GRANTOR: ESSIE D MOSLEY
GRANTEE: ESSIE D MOSLEY & BR

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W18 S30 USP= S6 E18 N6 W18$ E18 N30$ UEP= N12 W22 S12 E22$.

## 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 | 0285 | SALVAGE | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2015 | 2015 | 3 | 100 | 100 | |

## LAND DESCRIPTION

TOTAL OB/XF 100

| 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 | 15.97 | AC | | 1.00 | 1.00 | 0.80 | 6,000.00 | 4,800.00 | 76,656 | | | | | | | |

REVIEW DATE 06/30/2015 BY DF Total Acres: 15.97 Total Land Value: 76,656 Market: 0 Agricultural: 0 Common: 76,656 PRINTED 11/18/2025 BY SYS