

E1/2 OF THE FOLLOWING DESC PRCL:
OF S1/2 OF NE1/4, RUN S 575.59 F
N 575.25 FT, W 757.09 FT TO POB.

OROSY TAYLOR
159 SW PLEASANT HILL GLN
FORT WHITE, FL 32038

2026

09-7S-16-04161-101



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	04	04 100
Kitchen Adjus	01	01 100

Quality	05	05
DOR CODE	0100 SINGLE FAMILY	

MAP NUM		MKT AREA	02
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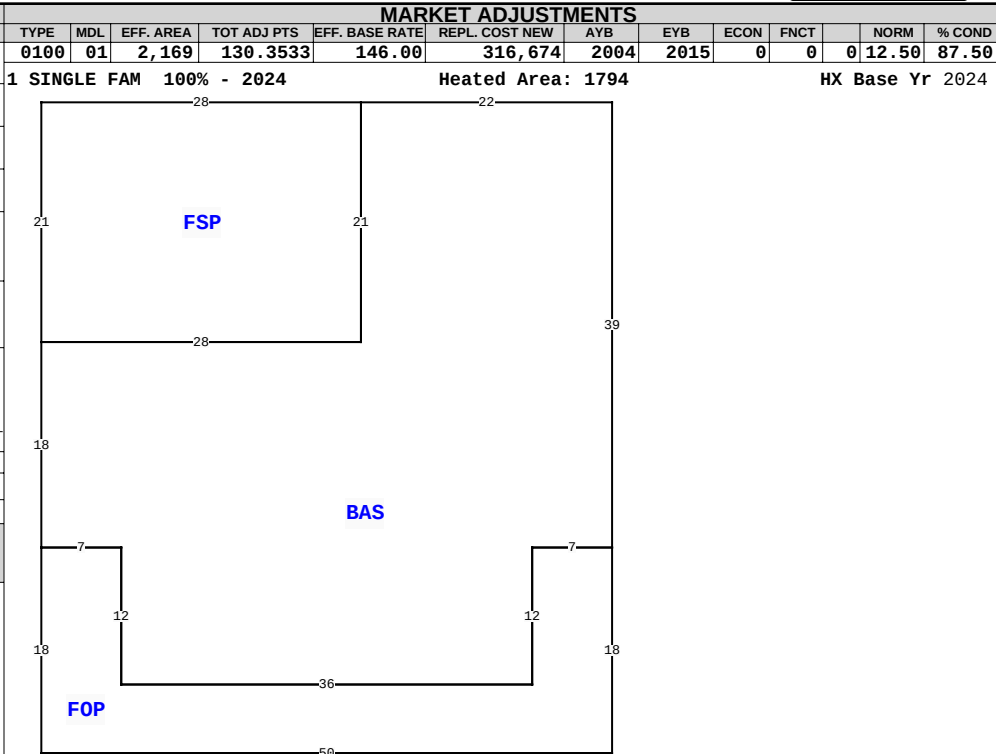
NEIGHBORHOOD/LOC	9716.0100	1.00/
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,794	100		1,794	229,184
FOP	468	30		140	17,885
FSP	588	40		235	30,021

TOTALS	2,850			2,169	277,090
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0040	BARN, POLE	0	100	18	36	648.00	UT	8.00
2	0210	GARAGE U	0	100	36	24	864.00	UT	0.00
3	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00
4	0327	STABLES-SM	0	100	70	40	2,800.00	UT	9.00
5	0166	CONC, PAVMT	0	100	210	10	2,100.00	UT	1.50
6	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00
7	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00
8	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00

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	5.00



159 SW PLEASANT HILL GLN, FORT WHITE	BLD DATE	LGL DATE	05/14/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

L N	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	0040	BARN, POLE	0	100	18	36	648.00	UT	8.00	8.00	100	2004	2004	3	100	5,184	
2	0210	GARAGE U	0	100	36	24	864.00	UT	0.00	0.00	100	2006	2006	3	100	15,000	
3	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	1,000	
4	0327	STABLES-SM	0	100	70	40	2,800.00	UT	9.00	9.00	100	2017	2017	3	100	25,200	
5	0166	CONC, PAVMT	0	100	210	10	2,100.00	UT	1.50	1.50	100	2008	2008	3	100	3,150	
6	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2004	2004	3	100	2,000	
7	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	500	
8	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	400	

TOTAL OB/XF													52,434		
R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE			
	A-1	0.00	0.00	5.00	AC		1.00	1.00	1.00	10,000.00	10,000.00				

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		TOTAL MARKET OB/XF VALUE		277,090	
TOTAL LAND VALUE - MARKET		TOTAL MARKET VALUE		50,000	
SOH/AGL Deduction		TOTAL MARKET VALUE		379,524	
ASSESSED VALUE		TOTAL EXEMPTION VALUE		379,524	
TOTAL EXEMPTION VALUE		HX HB		50,722	
BASE TAXABLE VALUE		TOTAL JUST VALUE		328,802	
TOTAL JUST VALUE		NCON VALUE		379,524	
INCOME VALUE		PREVIOUS YEAR MKT VALUE		0	
PREVIOUS YEAR MKT VALUE				383,482	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047285	Roof Replacement	13,796	05/22/2023
21158	SFR	292	10/14/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1492/2440	6/14/2023	WD	Q	I	01	485,000
GRANTOR: CAYSON TREVOR DARREN						
GRANTEE: OROSY TAYLOR						
1457/1411	1/21/2022	WD	Q	I	01	385,000
GRANTOR: FIGUEROA ABRAHAM						
GRANTEE: CAYSON TREVOR DARRE						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W22 FSP= W28 S21 E28 N21\$ S21 W28 S18 FOP= S18 E50 N18 W7 S12 W36N12 W7\$ E7 S12 E36 N12 E7 N39\$.									