THE E 15 AC OF S1/2 OF NE1/4
OF NE1/4. ORB 401-40, 640-093,
WD 1032-2254, (DC 1314-2101;

ULMER TALEATHEA M
P O BOX 183
FORT WHITE, FL 32038-0183

2026

09-7S-16-04162-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

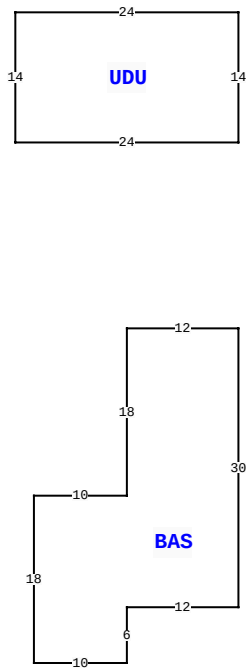
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		1 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
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	26,269
UDU	336	55		185	8,999
TOTALS	876			725	35,268

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	725	66.8250	74.84	54,259	1988	1988	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 540 HX Base Yr



707 SW MAGELLAN CT, FORT WHITE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		35,268
TOTAL MARKET OB/XF VALUE		200
TOTAL LAND VALUE - MARKET		135,000
TOTAL MARKET VALUE		170,468
SOH/AGL Deduction		103,180
ASSESSED VALUE		67,288
TOTAL EXEMPTION VALUE	HX HB WX SX	67,288
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		170,468
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		170,468

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1032/2254	12/09/2004	WD	Q	I	06	100

GRANTOR: TALEATHEA M BRENT

GRANTEE: TALEATHEA & CHARLIE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 S18 W10 S18 E10 N6 E12 N30$ PTR=N20 UDU= N14 W24S14 E24$ S20$.

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	2006	2006	3	100	100	
2	0030	BARN,MT	0	0	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 200

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	15.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	135,000							

REVIEW DATE 06/30/2015 BY DF Total Acres: 15.00 Total Land Value: 135,000 Market: 0 Agricultural: 0 Common: 135,000 PRINTED 11/18/2025 BY SYS