W3/4 OF NW1/4 OF NE1/4.
619-105, 688-32, 827-2279, CD 82
949-432,433, QC-1124-230. & EX 1

HALL DAVID E
254 SW ARIES PL
FORT WHITE, FL 32038

2026

09-7S-16-04163-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

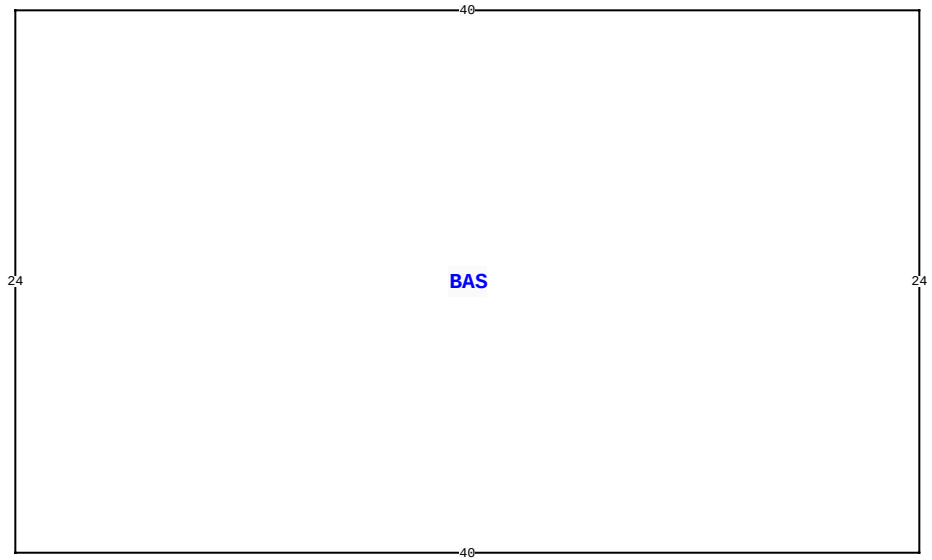
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 80
Exterior Wall	26	ALM SIDING 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		1.5 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	5000	IMPROVED AG
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	960	100		960	20,632
TOTALS	960			960	20,632

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	960	89.5500	53.73	51,581	1980	1980	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2007 Heated Area: 960 HX Base Yr 2007



254 SW ARIES PL, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/14/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		371,779
TOTAL MARKET OB/XF VALUE		51,638
TOTAL LAND VALUE - MARKET		146,050
TOTAL MARKET VALUE		441,036
SOH/AGL Deduction		108,924
ASSESSED VALUE		332,112
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		281,390
TOTAL JUST VALUE		569,467
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		574,556

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19463	SFR	563	04/25/2002
15227	M H	125	03/17/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1124/0230	6/28/2007	QC	Q	I	01	100
GRANTOR: TINA M HALL						
GRANTEE: DAVID E HALL						
0949/0433	3/19/2002	WD	Q	V	01	100
GRANTOR: JOHN EDGAR & TINA EDG						
GRANTEE: DAVID E HALL & TINA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 S24 E40 N24$.

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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	1999	1999	3	100	800	
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2004	2004	3	100	1,200	
3	0040	BARN,POLE	0	100	0	0	1,569.00	UT	2.00	2.00	100	2004	2004	3	100	3,138	
4	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
5	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	1,200	
6	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	600	
7	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	400	
8	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	500	
9	0031	BARN,MT AE	0	100	48	60	2,880.00	UT	10.00	10.00	100	2015	2015	3	100	28,800	
10	0285	SALVAGE	0	100	0	0	1.00	UT	3,800.00	3,800.00	100	2022	2021		100	3,800	

LAND DESCRIPTION

TOTAL OB/XF 47,438

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			0.00	0.00	1.00	AC		1.00	1.00	1.00	5,000.00	5,000.00	5,000							
2	0200	C	MBL HM	0			0.00	0.00	1.00	AC		1.00	1.00	1.00	5,000.00	5,000.00	5,000							
3	6200	A	PASTURE 3	0		A-1	0.00	0.00	27.21	AC		1.00	1.00	1.00	280.00	280.00	7,619							
4	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	27.21	AC		1.00	1.00	1.00	5,000.00	5,000.00	136,050							

REVIEW DATE 04/20/2022 BY JB Total Acres: 29.21 Total Land Value: 17,619 Market: 136,050 Agricultural: 7,619 Common: 10,000 PRINTED 11/19/2025 BY SYS

W3/4 OF NW1/4 OF NE1/4.
619-105, 688-32, 827-2279, CD 82
949-432,433, QC-1124-230. & EX 1

HALL DAVID E
254 SW ARIES PL
FORT WHITE, FL 32038

2026

09-7S-16-04163-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

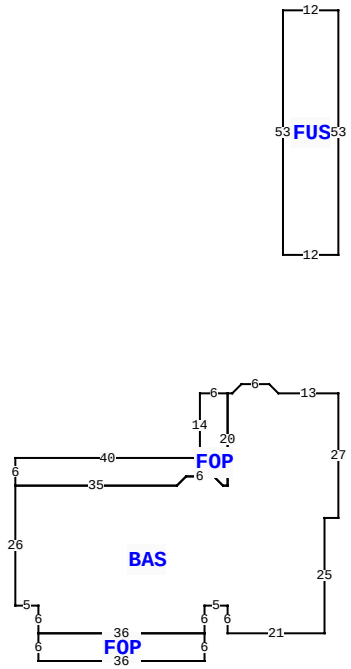
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
DOR CODE	5000	IMPROVED AG
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	2,617	100		2,617	268,620
FOP	216	30		65	6,672
FOP	344	30		103	10,572
FUS	636	100		636	65,282
TOTALS	3,813			3,421	351,147

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,421	132.8226	148.76	508,908	2004	2004	10	0	0	21.00	69.00

2 SINGLE FAM 100% - 2007 Heated Area: 3253 HX Base Yr 2007



254 SW ARIES PL, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/14/2024 MLU
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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
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GRANTEE: DAVID E HALL						
0949/0433	3/19/2002	WD	Q	V	01	100
GRANTOR: JOHN EDGAR & TINA EDG						
GRANTEE: DAVID E HALL & TINA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 L2 U2 W6 D2 L2 W1 FOP= W6 S14 W40 S6 E35 R2 U2 E6 D2 R2 E1 N20$ S20 W1 L2 U2 W6 D2 L2 W35 S26 E5 S6 FOP= S6 E36 N6 W36$ E36 N6 E5 S6 E21 N25 E3 N27$ PTR= N30 FUS= N53 W12 S53 E12$ S30$.

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
11	0296	SHED METAL	0	100	0	0	1.00	UT	4,200.00	4,200.00	100	2022	2021		100	4,200	

LAND DESCRIPTION

TOTAL OB/XF 4,200

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

REVIEW DATE 04/20/2022 BY JB Total Acres: 29.21 Total Land Value: 17,619 Market: 136,050 Agricultural: 7,619 Common: 10,000 PRINTED 11/19/2025 BY SYS