

LOT 9 HERLONG ACRES S/D.  
519-332, 656-629, 656-630, 775-2

MCKEE MATT A/MCKEE LOTI A  
404 SW CHASTAIN GLN  
FORT WHITE, FL 32038

2026

10-6S-16-03812-009

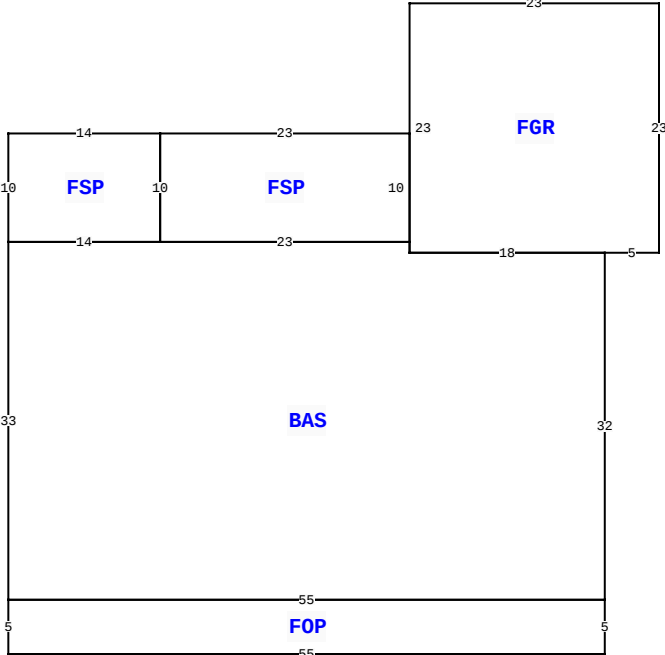
| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 19 | COMMON BRK 100 |
| Roof Structur            | 08 | IRREGULAR 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floo            | 14 | CARPET 90      |
| Interior Floo            | 15 | HARDTILE 10    |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 |    | 3 100          |
| Bathrooms                |    | 2 100          |
| 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  | 05                 | 05 |
| DOR CODE | 0100 SINGLE FAMILY |    |
| MAP NUM  |                    | 02 |

| NEIGHBORHOOD/LOC 10616.010 1.00/ |                  |             |      |              |                      |
|----------------------------------|------------------|-------------|------|--------------|----------------------|
| AREA TYPE                        | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
| BAS                              | 1,797            | 100         |      | 1,797        | 170,332              |
| FGR                              | 529              | 55          |      | 291          | 27,583               |
| FOP                              | 275              | 30          |      | 82           | 7,772                |
| FSP                              | 140              | 40          |      | 56           | 5,308                |
| FSP                              | 230              | 40          |      | 92           | 8,720                |
| TOTALS                           | 2,971            |             |      | 2,318        | 219,716              |

| EXTRA FEATURES |            |             |     |     |    |    |          |    |       |                |
|----------------|------------|-------------|-----|-----|----|----|----------|----|-------|----------------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L  | W  | UNITS    | UT | Adj R | ADJ UNIT PRICE |
| 1              | 0296       | SHED METAL  | 0   | 100 | 5  | 14 | 1.00     | UT | 0.00  | 0.00           |
| 2              | 0294       | SHED WOOD/  | 0   | 100 | 29 | 14 | 406.00   | UT | 1.50  | 1.50           |
| 3              | 0166       | CONC, PAVMT | 0   | 100 | 0  | 0  | 792.00   | UT | 1.50  | 1.50           |
| 4              | 0280       | POOL R/CON  | 0   | 100 | 0  | 0  | 348.00   | UT | 70.00 | 70.00          |
| 5              | 0282       | POOL ENCL   | 0   | 100 | 29 | 36 | 1,044.00 | UT | 15.00 | 15.00          |
| 6              | 0060       | CARPORT F   | 0   | 100 | 24 | 26 | 624.00   | UT | 3.50  | 3.50           |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             |           |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE |
| 1                | 0100     | C   | SFR                  | 100 |     | A-1      | 0.00  | 0.00  | 1.00        | LT        |

| MARKET ADJUSTMENTS                                                                 |     |           |             |                |                |      |      |      |      |      |        |       |
|------------------------------------------------------------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|-------|
| TYPE                                                                               | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM | % COND |       |
| 0100                                                                               | 01  | 2,318     | 114.3630    | 128.09         | 296,913        | 1999 | 1999 | 0    | 0    | 0    | 26.00  | 74.00 |
| 2 SINGLE FAM 100% - 1998 Heated Area: 1797 HX Base Yr 1998                         |     |           |             |                |                |      |      |      |      |      |        |       |
|  |     |           |             |                |                |      |      |      |      |      |        |       |
| 404 SW CHASTAIN GLN, FORT WHITE                                                    |     |           |             |                |                |      |      |      |      |      |        |       |

| TOTAL OB/XF 20,269 |            |             |     |     |    |    |          |    |       |                |           |         |
|--------------------|------------|-------------|-----|-----|----|----|----------|----|-------|----------------|-----------|---------|
| L N                | OB/XF CODE | DESCRIPTION | BLD | CAP | L  | W  | UNITS    | UT | Adj R | ADJ UNIT PRICE | ORIG COND | YEAR ON |
| 1                  | 0296       | SHED METAL  | 0   | 100 | 5  | 14 | 1.00     | UT | 0.00  | 0.00           | 100       | 0       |
| 2                  | 0294       | SHED WOOD/  | 0   | 100 | 29 | 14 | 406.00   | UT | 1.50  | 1.50           | 100       | 0       |
| 3                  | 0166       | CONC, PAVMT | 0   | 100 | 0  | 0  | 792.00   | UT | 1.50  | 1.50           | 100       | 1999    |
| 4                  | 0280       | POOL R/CON  | 0   | 100 | 0  | 0  | 348.00   | UT | 70.00 | 70.00          | 100       | 2002    |
| 5                  | 0282       | POOL ENCL   | 0   | 100 | 29 | 36 | 1,044.00 | UT | 15.00 | 15.00          | 100       | 2002    |
| 6                  | 0060       | CARPORT F   | 0   | 100 | 24 | 26 | 624.00   | UT | 3.50  | 3.50           | 100       | 2014    |

| TOTAL OB/XF 20,269 |          |     |                      |     |     |          |       |       |             |           |     |          |
|--------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|----------|
| L N                | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPH FACT |
| 1                  | 0100     | C   | SFR                  | 100 |     | A-1      | 0.00  | 0.00  | 1.00        | LT        |     | 1.00     |

| COLUMBIA COUNTY PROPERTY           |  |  |  |  |  |  |  |  |  |  |  |  |
|------------------------------------|--|--|--|--|--|--|--|--|--|--|--|--|
| VALUATION SUMMARY                  |  |  |  |  |  |  |  |  |  |  |  |  |
| PAGE 1 of 1 3                      |  |  |  |  |  |  |  |  |  |  |  |  |
| VALUATION BY STANDARD              |  |  |  |  |  |  |  |  |  |  |  |  |
| Tax Group: 3 Tax Dist:             |  |  |  |  |  |  |  |  |  |  |  |  |
| BUILDING MARKET VALUE 219,716      |  |  |  |  |  |  |  |  |  |  |  |  |
| TOTAL MARKET OB/XF VALUE 20,269    |  |  |  |  |  |  |  |  |  |  |  |  |
| TOTAL LAND VALUE - MARKET 55,000   |  |  |  |  |  |  |  |  |  |  |  |  |
| TOTAL MARKET VALUE 294,985         |  |  |  |  |  |  |  |  |  |  |  |  |
| SOH/AGL Deduction 102,124          |  |  |  |  |  |  |  |  |  |  |  |  |
| ASSESSED VALUE 192,861             |  |  |  |  |  |  |  |  |  |  |  |  |
| TOTAL EXEMPTION VALUE HX HB 50,722 |  |  |  |  |  |  |  |  |  |  |  |  |
| BASE TAXABLE VALUE 142,139         |  |  |  |  |  |  |  |  |  |  |  |  |
| TOTAL JUST VALUE 294,985           |  |  |  |  |  |  |  |  |  |  |  |  |
| NCON VALUE 0                       |  |  |  |  |  |  |  |  |  |  |  |  |
| INCOME VALUE                       |  |  |  |  |  |  |  |  |  |  |  |  |
| PREVIOUS YEAR MKT VALUE 297,954    |  |  |  |  |  |  |  |  |  |  |  |  |

|                                          |                  |        |            |
|------------------------------------------|------------------|--------|------------|
| XFOB:1:1: CONCORD M H                    |                  |        |            |
| BLDG:1:1: CONC MH (RP'D-MATT/LORI MCKEE) |                  |        |            |
|                                          |                  |        |            |
|                                          |                  |        |            |
| PERMIT NUM                               | DESCRIPTION      | AMT    | ISSUED     |
| 000048293                                | Roof Replacement | 17,000 | 09/29/2023 |
| 19476                                    | POOL             | 165    | 04/29/2002 |
| 14679                                    | SFR              | 285    | 10/29/1998 |

| SALES DATA                  |           |           |     |     |        |            |  |
|-----------------------------|-----------|-----------|-----|-----|--------|------------|--|
| OFF RECORD Number           | DATE      | TYPE INST | Q U | V I | RSN CD | SALE PRICE |  |
| 0775/2146                   | 6/03/1993 | WD        | Q   | I   |        | 19,000     |  |
| GRANTOR: ANDREW A WESTBERRY |           |           |     |     |        |            |  |
| GRANTEE: MATT A MCKEE       |           |           |     |     |        |            |  |
| 0656/0630                   | 6/30/1988 | AD        | Q   | V   |        | 17,000     |  |
| GRANTOR: LOWRY LOWELL R &   |           |           |     |     |        |            |  |
| GRANTEE: WESTBERRY ANDREW & |           |           |     |     |        |            |  |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                                                                                             |  |  |  |  |  |  |  |  |  |  |  |  |
|---------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|--|
| BAS= N32 FGR= E5 N23 W23 S23 E18\$ W18 N1 FSP= N10 W23 S10 E23\$ W23 FSP= N10 W14 S10 E14\$ W14 S33 FOP= S5 E55 N5 W55\$ E55\$. |  |  |  |  |  |  |  |  |  |  |  |  |