N 660 FT OF SW1/4 OF SW1/4.
777-2153, WD 998-87, WD 999-759,

HATCH BRYAN DIXON/HATCH KIMBERLY ANN
412 SW HERSCHEL CT
FORT WHITE, FL 32038-3768

2026

19-6S-17-09698-031

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

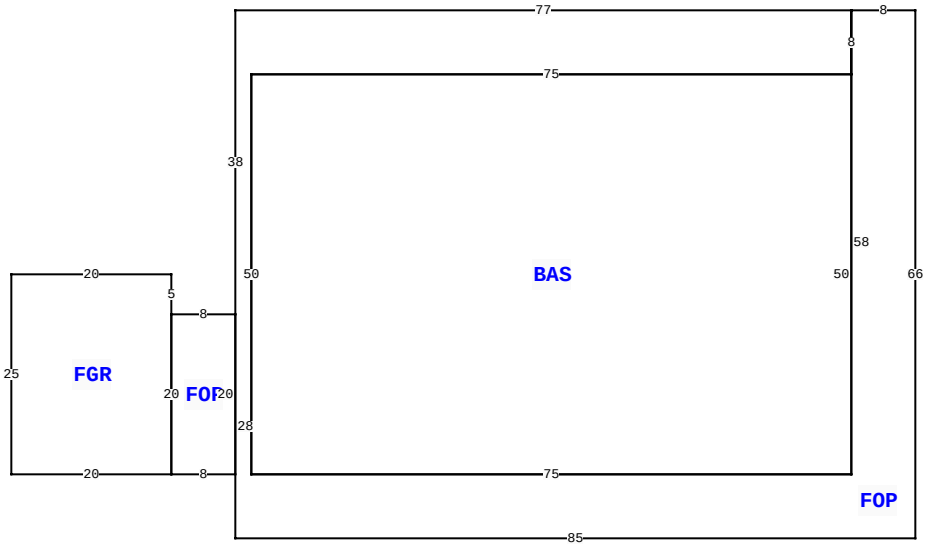
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	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	07	07
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	19617.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,750	100		3,750	490,157
FGR	500	55		275	35,945
FOP	160	30		48	6,274
FOP	1,860	30		558	72,935
TOTALS	6,270			4,631	605,311

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,631	140.6093	157.48	729,290	2004	2015	7	0	0	10.00	83.00

1 SINGLE FAM 100% - 2023 Heated Area: 3750 HX Base Yr 2023



412 SW HERSCHEL 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		818,098
TOTAL MARKET OB/XF VALUE		17,944
TOTAL LAND VALUE - MARKET		120,000
TOTAL MARKET VALUE		844,962
SOH/AGL Deduction		17,573
ASSESSED VALUE		827,389
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		776,667
TOTAL JUST VALUE		956,042
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		965,529

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047611	Mobile Home		07/06/2023
000043347	Roof Replacement	30,595	12/09/2021
21298	SFR	940	01/21/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1471/955	6/17/2022	WD	Q	I	01	785,000
GRANTOR: DAVIS ANTHONY BRYCE						
GRANTEE: HATCH BRYAN DIXON						
1161/0852	10/29/2008	WD	Q	I	01	100
GRANTOR: ANTHONY DAVIS						
GRANTEE: ANTHONY BRYCE DAVIS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W75 S50 E75 N50 $
FOP=[ORIG=0,0] N8 W77 S38 S28 E85 N66 W8 S58 W75 N50 E75 $
FGR=[ORIG=-85,30] N5 W20 S25 E20 N20 $
FOP=[ORIG=-77,30] W8 S20 E8 N20 $
.

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	0040	BARN,POLE	0	100	38	48	1,824.00	UT	6.00	6.00	100	2013	2013	3	100	10,944	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100	2024	2023		100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 17,944

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	1.00	AC		1.00	1.00	1.00	6,000.00	6,000.00	6,000							
2	6200	A	PASTURE 3	100					9.00	AC		1.00	1.00	1.00	280.00	280.00	2,520							
3	5910	A	SWAMP/CYPRES	100					10.00	AC		1.00	1.00	1.00	40.00	40.00	400							
4	9910	M	MKT.VAL.AG	100					19.00	AC		1.00	1.00	1.00	6,000.00	6,000.00	114,000							

REVIEW DATE 10/09/2023 BY RP Total Acres: 20.00 Total Land Value: 8,920 Market: 114,000 Agricultural: 2,920 Common: 6,000 PRINTED 11/20/2025 BY SYS

N 660 FT OF SW1/4 OF SW1/4.
777-2153, WD 998-87, WD 999-759,

HATCH BRYAN DIXON/HATCH KIMBERLY ANN
412 SW HERSCHEL CT
FORT WHITE, FL 32038-3768

2026

19-6S-17-09698-031

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

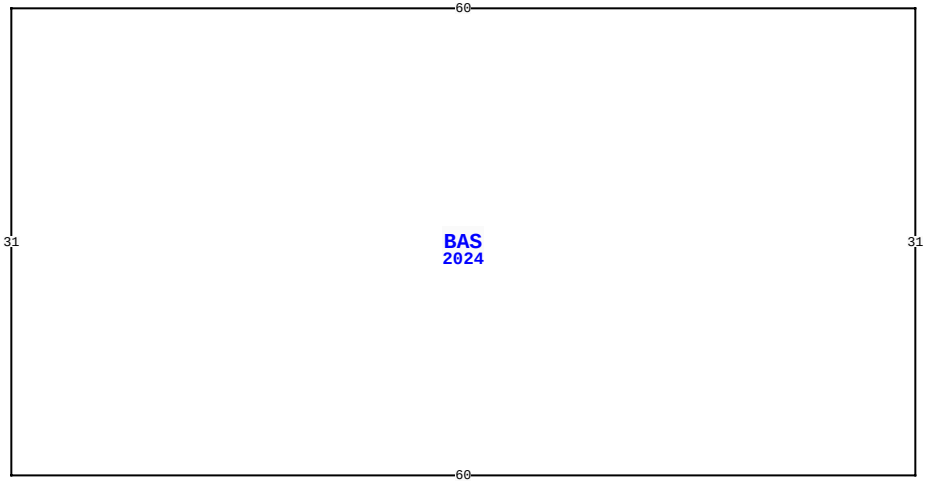
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	19617.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,860	100	2024	1,860	212,787
TOTALS	1,860			1,860	212,787

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0203	02	1,860	114.5000	117.94	219,368	2023	2023	0	0	0	3.00	97.00

2 MANUF 3 0% - 2024 Heated Area: 1860 HX Base Yr 2023



412 SW HERSCHEL CT, FORT WHITE

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NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		965,529

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
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1161/0852	10/29/2008	WD	Q	I	01	100
GRANTOR: ANTHONY DAVIS						
GRANTEE: ANTHONY BRYCE DAVIS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=12,15] E60 S31 W60 N31 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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 10/09/2023 BY RP Total Acres: 20.00 Total Land Value: 8,920 Market: 114,000 Agricultural: 2,920 Common: 6,000 PRINTED 11/20/2025 BY SYS