COMM NE COR OF S1/2 OF NE1/4 OF
W 527.51 FT FOR POB, CONT W 527.
FT, E 525.48 FT, N 982.26 FT TO

DAVIS GARY L/DAVIS RUSSELL A
PO BOX 652
FORT WHITE, FL 32038

2026

30-6S-16-03986-009

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

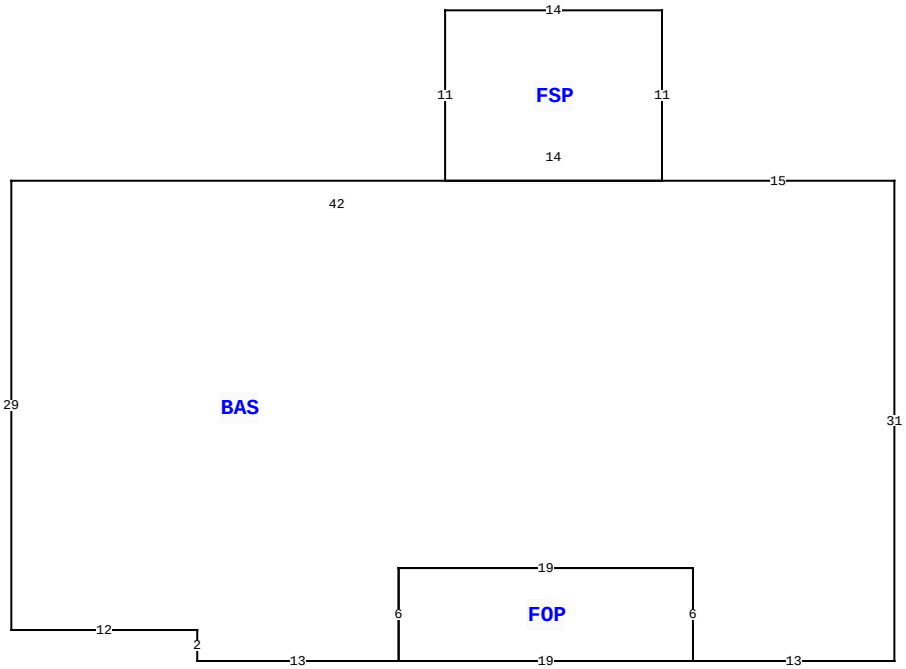
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 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		MKT AREA 02
NEIGHBORHOOD/LOC	30616.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,629	100		1,629	149,513
FOP	114	30		34	3,121
FSP	154	40		62	5,691
TOTALS	1,897			1,725	158,324

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,725	110.7400	124.03	213,952	1999	1999	0	0	0	26.00	74.00

1 SINGLE FAM 100% - 2000 Heated Area: 1629 HX Base Yr 2000



569 SW ANGEL GLN, 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		158,324
TOTAL MARKET OB/XF VALUE		1,939
TOTAL LAND VALUE - MARKET		106,830
TOTAL MARKET VALUE		267,093
SOH/AGL Deduction		117,433
ASSESSED VALUE		149,660
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		98,938
TOTAL JUST VALUE		267,093
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		269,233

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042864	Electrical Servic	0	09/30/2021
14943	SFR	270	01/15/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1496/147	8/01/2023	WD	U	I	11	100
GRANTOR: DAVIS GARY L						
GRANTEE: DAVIS GARY L						
0790/1371	5/17/1994	WD	Q	V		16,900
GRANTOR: SALLIE MAE DEESE						
GRANTEE: CARY L & ELIZABETH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W15 FSP= N11 W14 S11 E14$ W42 S29 E12 S2 E13 FOP= E19 N6 W19 S6$ N6 E19 S6 E13 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
1	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1999	1999	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	306.00	UT	1.50	1.50	100	1999	1999	3	100	459	
3	0296	SHED METAL	0	100	10	8	80.00	UT	5.00	5.00	70	1999	1999	3	70	280	

LAND DESCRIPTION

TOTAL OB/XF 1,939

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	11.87	AC		1.00	1.00	1.00	9,000.00	9,000.00	106,830							

REVIEW DATE 10/25/2021 BY JB Total Acres: 11.87 Total Land Value: 106,830 Market: 0 Agricultural: 0 Common: 106,830 PRINTED 10/07/2025 BY SYS