E1/2 OF SW1/4 OF SE1/4 OF SW1/4 THEREOF.

SIMPSON KEITH WILLIAM/WHITWORTH LESLIE ANN
491 SW RED CEDAR CT
FORT WHITE, FL 32038

2026

35-6S-16-04070-004

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 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		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	04	04 100
Quality	06	06

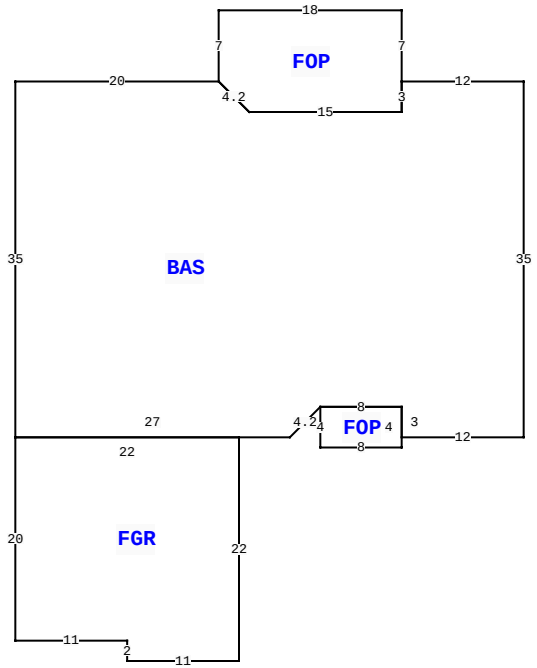
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	35616.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,672	100		1,672	201,570
FGR	462	55		254	30,621
FOP	32	30		10	1,205
FOP	176	30		53	6,389
TOTALS	2,342			1,989	239,787

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,989	131.2681	147.02	292,423	2007	2007	0	0	0	18.00	82.00

3 SINGLE FAM 100% - 2023 Heated Area: 1672 HX Base Yr 2023



491 SW RED CEDAR CT, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/13/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		239,787
TOTAL MARKET OB/XF VALUE		9,820
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		289,607
SOH/AGL Deduction		40,711
ASSESSED VALUE		248,896
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		198,174
TOTAL JUST VALUE		289,607
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		292,531

XFOB:1:1: YOUNG AMERICAN M H

PERMIT NUM	DESCRIPTION	AMT	ISSUED
26052	SFR	507	07/24/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1458/587	1/28/2022	WD	Q	I	01	366,000
GRANTOR: MORRIS RENE G						
GRANTEE: SIMPSON KEITH WILLI						
1121/0016	5/31/2007	WD	Q	I	01	24,800
GRANTOR: RENE G MORRIS & CHARL						
GRANTEE: RENE G MORRIS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 FOP= N7 W18 S7 D3 R3 E15 N3$ S3 W15 L3 U3 W20 S35 FGR= S20 E11 S2 E11 N22 W22$ E27 U3 R3 FOP= S4 E8 N4 W8$ E8 S3 E12 N35$.

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	0210	GARAGE U	0	100	24	24	576.00	UT	10.00	10.00	100	1993	1993	3	100	5,760	
2	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	800	
3	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2007	2007	3	100	2,000	
4	0166	CONC,PAVMT	0	100	16	20	320.00	UT	3.00	3.00	100	2007	2007	3	100	960	
5	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 9,820

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	4.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	40,000							

REVIEW DATE 02/23/2022 BY CP Total Acres: 4.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 09/30/2025 BY SYS