FORT WHTE: BEG SW COR BLOCK 5, R
E 240.27 FT, S 143.50 FT, W 240.
(INCLUDES PART OF W1/2 OF SW COU

PECAN GROVE APARTMENTS LLC
546 SW DORTCH ST
FORT WHITE, FL 32038

2027

00-00-00-14313-000

BUILDING CHARACTERISTICS

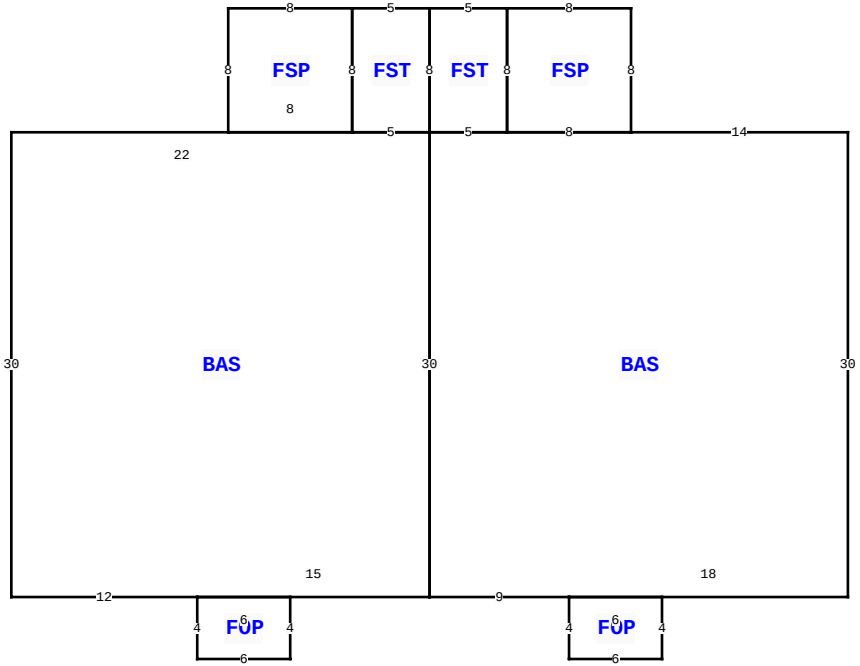
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Story Height		0 100
RMS		0 100
Stories	1.	1. 100
Units		2 100
Condition Adj	04	04 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0800	MULTI-FAM <10
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	16.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	810	100		810	49,560
BAS	810	100		810	49,560
FOP	24	30		7	428
FOP	24	30		7	428
FSP	64	40		26	1,591
FSP	64	40		26	1,591
FST	40	55		22	1,346
FST	40	55		22	1,346
TOTALS	1,876			1,730	105,851

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	03	1,730	122.3145	106.41	184,089	1991	1991	0	0	0	42.50	57.50

1 DUPLEX 0% - 2023 Heated Area: 1620 HX Base Yr



327 SW DORTCH ST, FORT WHITE

BLD DATE		LGL DATE	04/20/2022 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	211,389
TOTAL MARKET OB/XF VALUE	1,837
TOTAL LAND VALUE - MARKET	27,456
TOTAL MARKET VALUE	240,682
SOH/AGL Deduction	0
ASSESSED VALUE	240,682
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	240,682
TOTAL JUST VALUE	240,682
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	240,682

SALE:1:1: .79 ACRES TOWN OF FORT WHITE

PRMT:1:1: DOGWOOD APTS AND PHASE

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7415	COMMERCIAL	40,000	07/27/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1465/810	4/25/2022	WD	Q	I	01	367,500
GRANTOR: HERLONG MICHAEL O & R						
GRANTEE: PECAN GROVE APARTME						
0731/0338	9/18/1990	WD	Q	V		12,500
GRANTOR: JOHN CHRISTOPHER						
GRANTEE: MICHAEL HERLONG						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 FSP= N8 W8 S8 E8$ W8 FST= N8 W5 S8 E5$ W5 FST= N8 W5 S8 E5$ BAS= W5 FSP= N8 W8 S8 E8$ W22 S30 E12 FOP= S4 E6 N4 W6$ E15 N30$ S30 E9 FOP= S4 E6 N4 W6$ E18 N30$.

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	0258	PATIO	0	0	0	0	4.00	UT	168.00	168.00	100	0	0	3	100	672	
2	0166	CONC,PAVMT	0	0	3	138	414.00	UT	1.40	1.40	100	0	0	3	100	580	
3	0120	CLFENCE 4	0	0	0	0	130.00	UT	4.50	4.50	100	1993	1993	3	100	585	

LAND DESCRIPTION

TOTAL OB/XF 1,837

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	0800	C	MULTI-FAM	0		00	0.00	0.00	34,320.00	SF		1.00	1.00	1.00	0.80	0.80	27,456							

REVIEW DATE 09/20/2022 BY CP Total Acres: 0.79 Total Land Value: 27,456 Market: 0 Agricultural: 0 Common: 27,456 PRINTED 11/17/2026 BY SYS

FORT WHTE: BEG SW COR BLOCK 5, R
E 240.27 FT, S 143.50 FT, W 240.
(INCLUDES PART OF W1/2 OF SW COU

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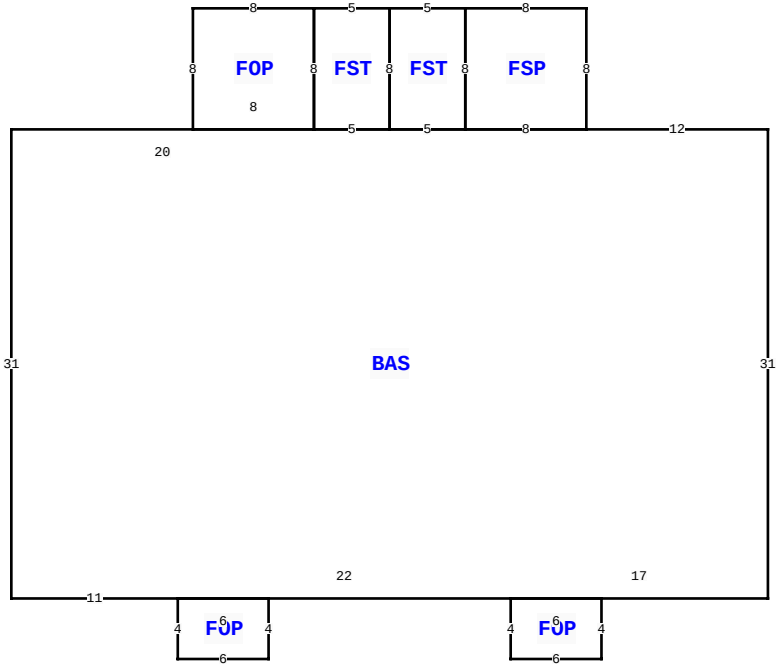
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RMS		0 100
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Units		2 100
Condition Adj	04	04 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0800	MULTI-FAM <10
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	16.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,550	100		1,550	98,962
FOP	24	30		7	447
FOP	24	30		7	447
FOP	64	30		19	1,213
FSP	64	40		26	1,660
FST	40	55		22	1,405
FST	40	55		22	1,405
TOTALS	1,806			1,653	105,538

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	03	1,653	122.3145	106.41	175,896	1993	1993	0	0	0	40.00	60.00

2 DUPLEX 0% - 2023 Heated Area: 1550 HX Base Yr



327 SW DORTCH ST, FORT WHITE

BLD DATE		LGL DATE	04/20/2022 MLU
XF DATE		LAND DATE	
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COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 4

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TOTAL MARKET VALUE	240,682
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ASSESSED VALUE	240,682
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	240,682
TOTAL JUST VALUE	240,682
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	240,682

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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GRANTOR: JOHN CHRISTOPHER						
GRANTEE: MICHAEL HERLONG						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 FSP= N8 W8 S8 E8$ W8 FST= N8 W5 S8 E5$ W5 FST= N8 W5 S8 E5$ W5 FOP= N8W8 S8 E8$ W20 S31 E11 FOP= S4 E6 N4 W6$ E22 FOP= S4 E6 N4 W6$ E17 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

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