

FORT WHITE: 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

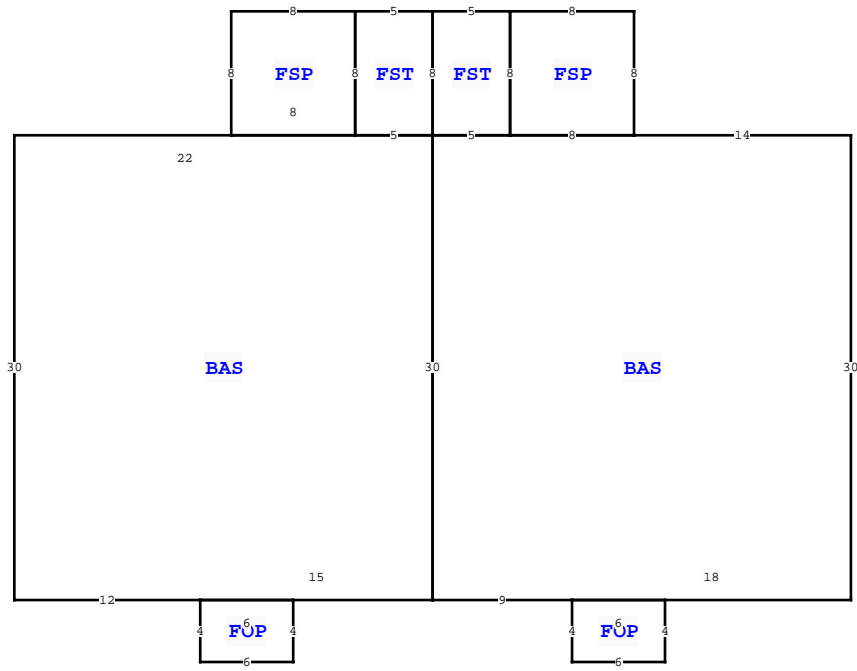
2026

00-00-00-14313-000



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	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
BAS	810	100	
BAS	810	100	
FOP	24	30	
FOP	24	30	
FSP	64	40	
FSP	64	40	
FST	40	55	
FST	40	55	
TOTALS	1,876		1,730

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	DUPLX	0%	2023								
Heated Area: 1620 HX Base Yr											



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
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			240,230
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 / V / RSN CD
1465/810	4/25/2022	WD Q	I / 01
GRANTOR: HERLONG MICHAEL O & R			
GRANTEE: PECAN GROVE APARTME			
0731/0338	9/18/1990	WD Q	V
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											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0258	PATIO	0	0	0	4.00	UT	168.00	168.00	100	0
2	0166	CONC, PAVMT	0	0	3138	414.00	UT	1.40	1.40	100	0
3	0120	CLFENCE	4	0	0	130.00	UT	4.50	4.50	100	1993

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0800	C	MULTI-FAM	0		00	0.00	0.00	34,320.00	SF	1.00

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(INCLUDES PART OF W1/2 OF SW COU

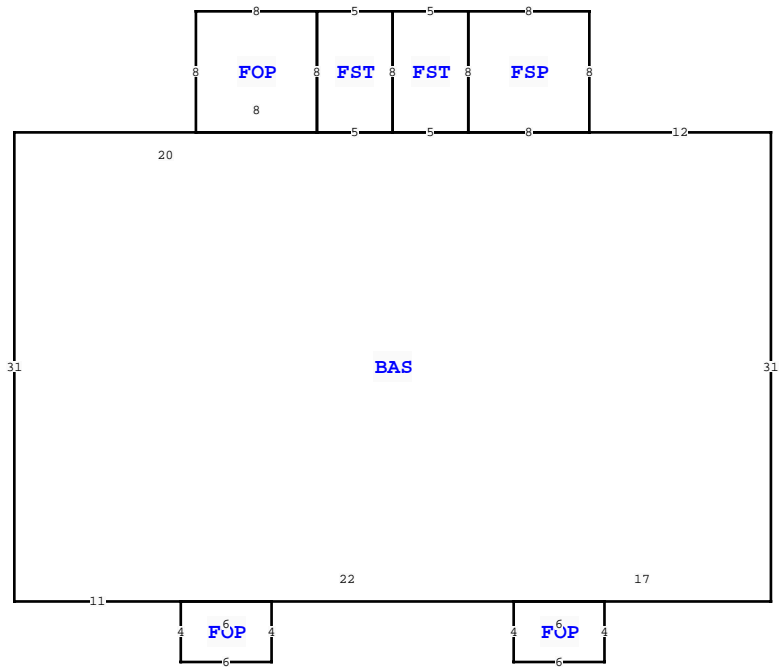
PECAN GROVE APARTMENTS LLC  
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FORT WHITE, FL 32038

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BUILDING CHARACTERISTICS					
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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	0800MULTI-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		
2 DUPLEX	0%	2023										Heated Area: 1550	
HX Base Yr													



COLUMBIA COUNTY PROPERTY			
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Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			211,389
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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			240,230

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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

EXTRA FEATURES																
L N	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
327 SW DORTCH ST, FORT WHITE																
BLD DATE																
XF DATE																
INC DATE																
LGL DATE																
LAND DATE																
AG DATE																
04/20/2022 MLU																

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\$.

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
TOTAL OB/XF 0																								