

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

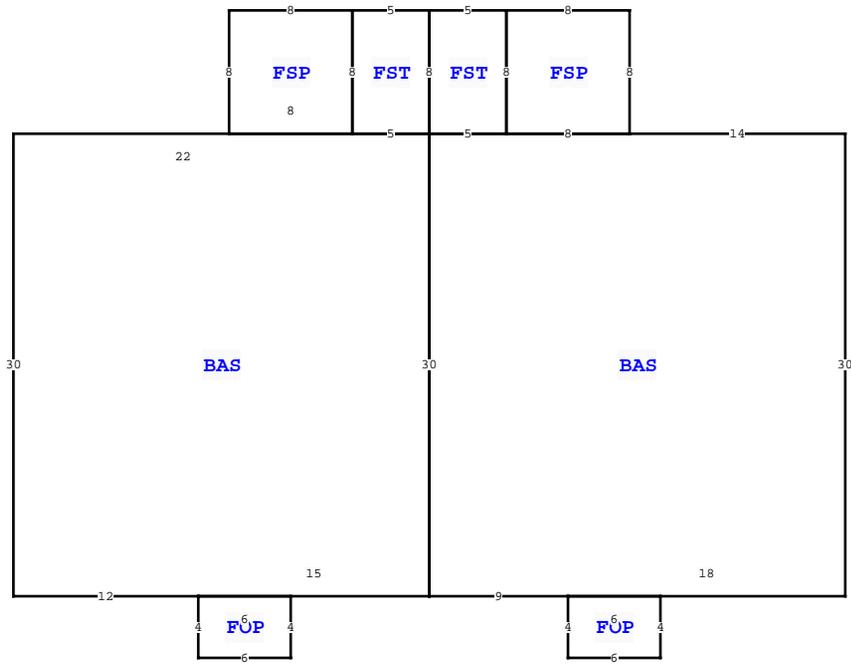
PECAN GROVE APARTMENTS LLC
546 SW DORTCH ST
FORT WHITE, FL 32038

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		1,730 109,502

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				PAGE 1 of 2	4	
VALUATION SUMMARY						
VALUATION BY	STANDARD					
Tax Group: 4	Tax Dist:					
BUILDING MARKET VALUE	218,679					
TOTAL MARKET OB/XF VALUE	1,837					
TOTAL LAND VALUE - MARKET	27,456					
TOTAL MARKET VALUE	247,972					
SOH/AGL Deduction	0					
ASSESSED VALUE	247,972					
TOTAL EXEMPTION VALUE	0					
BASE TAXABLE VALUE	247,972					
TOTAL JUST VALUE	247,972					
NCON VALUE	0					
INCOME VALUE	0					
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 / 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						
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														327 SW DORTCH ST, FORT WHITE		
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
1	0258	PATIO	0	0	0	4.00	UT	168.00	168.00	100	0	0	3	100	672	
2	0166	CONC, PAVMT	0	0	3138	414.00	UT	1.40	1.40	100	0	0	3	100	580	
3	0120	CLFENCE	4	0	0	130.00	UT	4.50	4.50	100	1993	1993	3	100	585	
TOTAL OB/XF 1,837																

LAND DESCRIPTION														TOTAL OB/XF 1,837										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							

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Stories	1.	1.	100
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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	1,550	100	
FOP	24	30	
FOP	24	30	
FOP	64	30	
FSP	64	40	
FST	40	55	
FST	40	55	
TOTALS	1,806		

MARKET ADJUSTMENTS																									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND														
2	DUPLX	0%	2023									Heated Area: 1550													
HX Base Yr																									
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td>04/20/2022</td> <td>MLU</td> <td></td> </tr> </tbody> </table>														BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE				04/20/2022	MLU	
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TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			247,972
TOTAL JUST VALUE			247,972
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			240,230

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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BUILDING NOTES														

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LAND DESCRIPTION														TOTAL OB/XF													
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