FORT WHITE: ALL BLOCKS 108 & 113
OF CLOSED ST KNOWN AS DUTCH GAP
FORSYTHE AVE & E OF OMEGA AVE DE

FERRELL MARIA LEGREE
P O BOX 413
FT WHITE, FL 32038-0413

**2027**

**00-00-00-14461-108**

## BUILDING CHARACTERISTICS

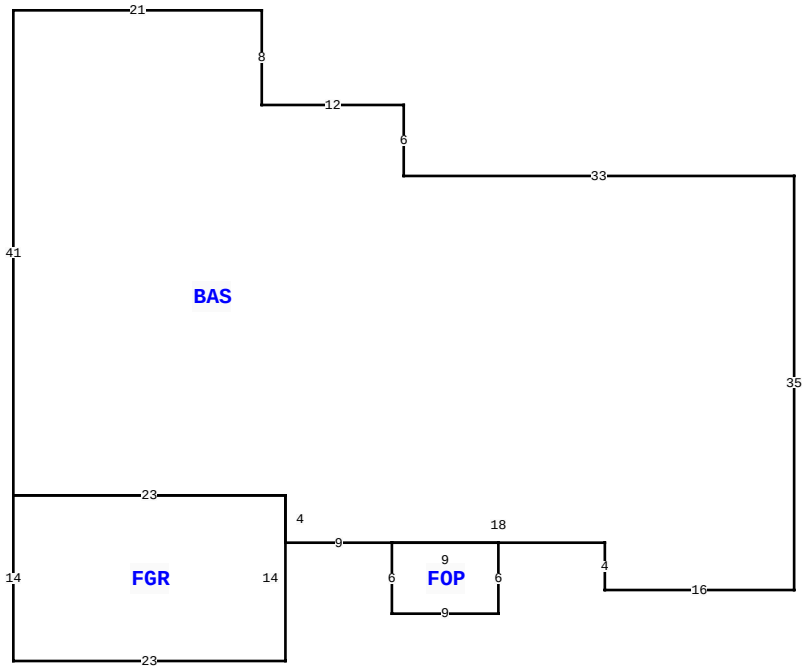
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 70 |
| Exterior Wall | 31 | VINYL SID 30 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 15 | HARDTILE 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 | 03 | 03 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 06 | 06 |
| DOR CODE | 0100 | SINGLE FAMILY |
| 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 | 2,384 | 100 | | 2,384 | 222,425 |
| FGR | 322 | 55 | | 177 | 16,514 |
| FOP | 54 | 30 | | 16 | 1,493 |
| TOTALS | 2,760 | | | 2,577 | 240,432 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,577 | 114.3072 | 125.74 | 324,032 | 2001 | 2001 | 0 | 0 | 0 | 25.80 | 74.20 |

1 SINGLE FAM 100% - 2002 Heated Area: 2384 HX Base Yr 2002




422 SW WILSON SPRINGS RD, FORT WHITE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/06/2026 MLU |
| INC DATE | | AG DATE | |

## 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 | 0166 | CONC,PAVMT | 0 | 100 | 0 | 0 | 351.00 | UT | 1.50 | 1.50 | 100 | 2001 | 2001 | 3 | 100 | 527 | |
| 2 | 0120 | CLFENCE 4 | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2001 | 2001 | 3 | 100 | 1,000 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 240,432 |
| TOTAL MARKET OB/XF VALUE | | 1,527 |
| TOTAL LAND VALUE - MARKET | | 31,520 |
| TOTAL MARKET VALUE | | 273,479 |
| SOH/AGL Deduction | | 79,156 |
| ASSESSED VALUE | | 194,323 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 142,912 |
| TOTAL JUST VALUE | | 273,479 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 277,839 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000053633 | Roof Replacement | 21,840 | 07/22/2025 |
| 18407 | SFR | 347 | 06/18/2001 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1034/2414 | 9/24/2004 | QC | Q | V | 03 | 600 |
| GRANTOR: CITY OF FT WHITE | | | | | | |
| GRANTEE: MARIA FERRELL | | | | | | |
| 0849/0151 | 11/20/1997 | WD | Q | V | 01 | 100 |
| GRANTOR: ERNEST AKINS | | | | | | |
| GRANTEE: MARIA FERRELL | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W33 N6 W12 N8 W21 S41 FGR= S14 E23 N14 W23$ E23 S4 E9
FOP= S6 E9 N6 W9$ E18 S4 E16 N35$.

## LAND DESCRIPTION

TOTAL OB/XF 1,527

| 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 | | 00 | 0.00 | 0.00 | 1.97 | AC | | 1.00 | 1.00 | 1.00 | 16,000.00 | 16,000.00 | 31,520 | | | | | | | |

REVIEW DATE 06/18/2015 BY DF Total Acres: 1.97 Total Land Value: 31,520 Market: 0 Agricultural: 0 Common: 31,520 PRINTED 11/17/2026 BY SYS