

S1/2 OF SW1/4 OF NE1/4 OF
 NW1/4, EX 25 FT OFF THE E SIDE
 FOR RD. ORB 491-228, 758-532,

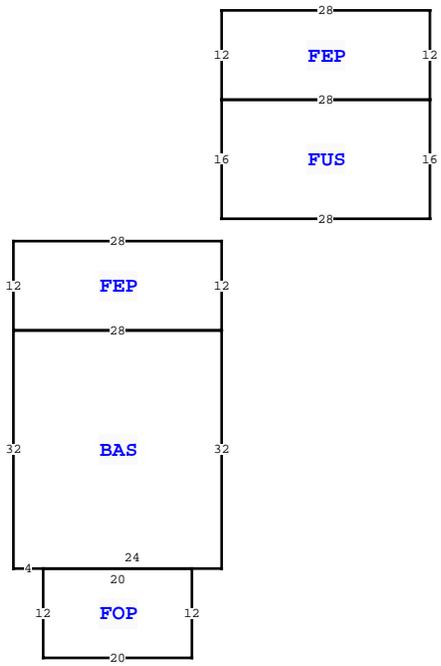
MCPHERSON KELLY L
 1026 SW SPRUCE RD
 FT WHITE, FL 32038

2026

01-6S-15-00495-002

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	06	VINYL ASB	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	1.5	1.5	100
Architectual	05	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	1615.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	896	100	
FEP	336	80	
FEP	336	80	
FOP	240	30	
FUS	448	100	
TOTALS	2,256		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2005	132.94	259,765	1983	1983	0	0	35.00	65.00
Heated Area: 1344						HX Base Yr 2005					



COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 3				Tax Dist:		
BUILDING MARKET VALUE				168,847		
TOTAL MARKET OB/XF VALUE				5,650		
TOTAL LAND VALUE - MARKET				66,560		
TOTAL MARKET VALUE				241,057		
SOH/AGL Deduction				112,956		
ASSESSED VALUE				128,101		
TOTAL EXEMPTION VALUE				HX HB 51,411		
BASE TAXABLE VALUE				76,690		
TOTAL JUST VALUE				241,057		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				222,738		
SALE:2:1: TRUSTEE DEED - REVOCABLE TRUST DATED 12/						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
000042426	Roof Replacement	16,900	07/27/2021			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1022/2243	7/21/2004	QC	Q	I	06	50,700
GRANTOR: BARBARA MCPHERSON						
GRANTEE: KELLY MCPHERSON						
0808/1411	7/31/1995	WD	Q	I		65,500
GRANTOR: AUDREY YOUNG						
GRANTEE: BARBARA MCPHERSON						
						05/06/2026 MLU
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS=[ORIG=0,0] W28 S32 E4 E24 N32 \$						
FUS=[ORIG=0,-15] N16 E28 S16 W28 \$						
FEP=[ORIG=0,0] N12 W28 S12 E28 \$						
FEP=[ORIG=0,-31] N12 E28 S12 W28 \$						
FOP=[ORIG=-24,32] S12 E20 N12 W20 \$						

EXTRA FEATURES															BLD DATE		LGL DATE		
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	INC DATE	AG DATE
1	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200			
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	800			
3	0210	GARAGE U	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,200			
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	400			
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200			
6	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,800			
7	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	50			
															BLD DATE		LGL DATE		
															XF DATE		LAND DATE		
															INC DATE		AG DATE		
																	05/06/2026 MLU		

LAND DESCRIPTION										TOTAL OB/XF														
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	0100	C	SFR	100			0.00	0.00	5.12	AC		1.00	1.00	1.00	13,000.00	13,000.00	66,560							