

BEG SE COR, RUN W ALONG S LINE  
 COR OF THE SE1/4 OF SE1/4, THENC  
 ALONG SAID W LINE 2099.44 FT, E

WARD DIANE  
 554 SW HERON DR  
 FT WHITE, FL 32038

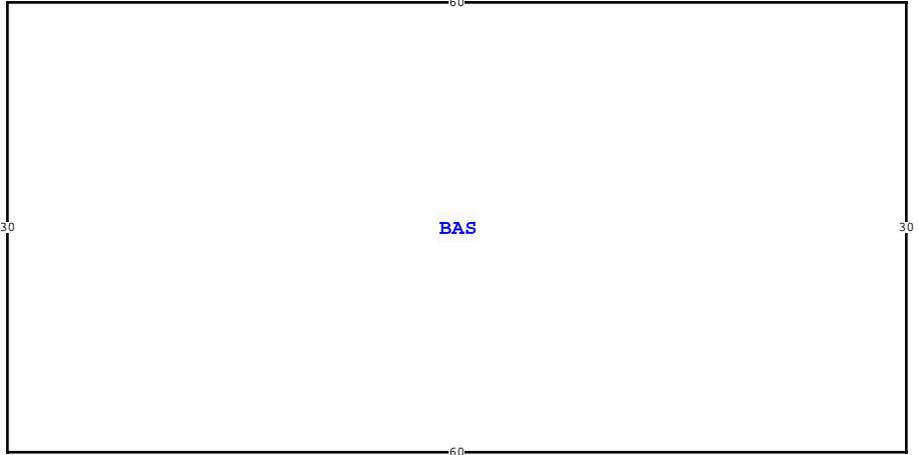
2026

01-7S-16-04109-001



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 Floo	14	CARPET	70
Interior Floo	08	SHT VINYL	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Stories	1.	1.	100
Architectual Units	01	CONV	100
		0	100
Quality	03	03	
DOR CODE	5000 IMPROVED AG		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2716.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,800	100	
TOTALS	1,800		1,800 145,002

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0201	02	1,800	102.3300	98.24	176,832	2016	2016	0	0	18.00	82.00		
1 MANUF 1 100% - 2017 Heated Area: 1800 HX Base Yr 2017													



COLUMBIA COUNTY PROPERTY			PAGE 1 of 2	3
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE			349,955	
TOTAL MARKET OB/XF VALUE			14,000	
TOTAL LAND VALUE - MARKET			289,355	
TOTAL MARKET VALUE			413,220	
SOH/AGL Deduction			141,018	
ASSESSED VALUE			272,202	
TOTAL EXEMPTION VALUE	HX HB		51,411	
BASE TAXABLE VALUE			220,791	
TOTAL JUST VALUE			653,310	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			601,777	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
34175	M H	568	06/23/2016
33865	M H	626	03/18/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1374/1521	12/06/2018	LE U	I	14		100
GRANTOR: DIANE WARD						
GRANTEE: DIANE WARD (LIFE ES						
1297/0043	6/24/2015	WD Q	V	01		159,000
GRANTOR: NORMA KATHRYN NIBLACK						
GRANTEE: CHARLES F JR & DIAN						

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
1	9945	Well/Sept	0	100	0	2.00	UT	7,000.00	7,000.00	100			3	100	14,000	

BLD DATE  
 XF DATE  
 INC DATE  
 LGL DATE  
 LAND DATE  
 AG DATE  
 05/07/2026 MLU

BUILDING NOTES													
554 SW HERON DR, FORT WHITE													

BUILDING DIMENSIONS													
BAS= W60 S30 E60 N30\$.													

LAND DESCRIPTION														TOTAL OB/XF 14,000										
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	0200	C	MBL HM	100		A-1	0.00	0.00	5.61	AC		1.00	1.00	1.00	5,500.00	5,500.00	30,855							
2	0200	C	MBL HM	0			0.00	0.00	1.00	AC		1.00	1.00	1.00	5,500.00	5,500.00	5,500							
3	5600	A	TIMBER 3	0		A-1	0.00	0.00	30.00	AC		1.00	1.00	1.00	281.00	281.00	8,430							
4	6200	A	PASTURE 3	0		A-1	0.00	0.00	16.00	AC		1.00	1.00	1.00	280.00	280.00	4,480							
5	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	46.00	AC		1.00	1.00	1.00	5,500.00	5,500.00	253,000							

