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

2027

01-7S-16-04109-001

BUILDING CHARACTERISTICS

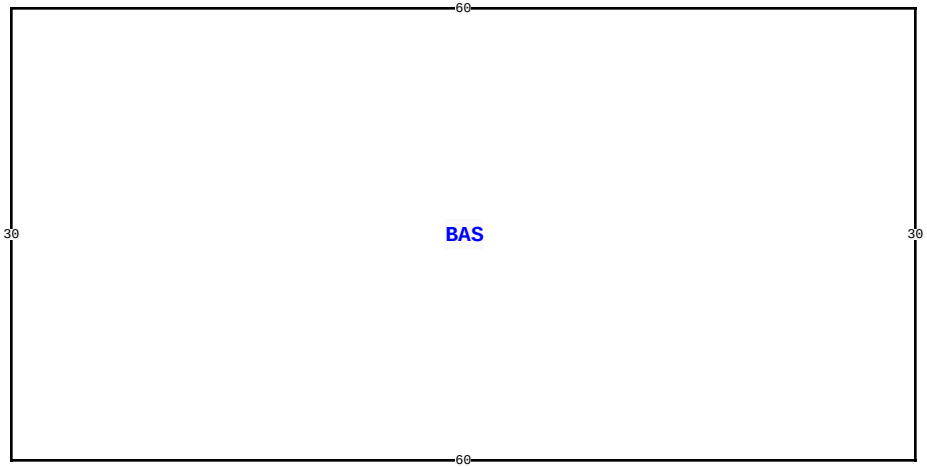
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,800	100		1,800	142,936
TOTALS	1,800			1,800	142,936

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	104.1300	96.84	174,312	2016	2016	0	0	0	18.00	82.00

1 MANUF 1 100% - 2017 Heated Area: 1800 HX Base Yr 2017



554 SW HERON DR, FORT WHITE

BLD DATE		LGL DATE	05/07/2026 MLU
XF DATE		LAND DATE	
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	9945	Well/Sept	0	100	0	0	2.00	UT	7,000.00	7,000.00	100			3	100	14,000	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100	2026	2025		100	7,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		341,488
TOTAL MARKET OB/XF VALUE		21,000
TOTAL LAND VALUE - MARKET		289,355
TOTAL MARKET VALUE		411,753
SOH/AGL Deduction		111,983
ASSESSED VALUE		299,770
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		248,359
TOTAL JUST VALUE		651,843
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		655,524

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						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S30 E60 N30$.

LAND DESCRIPTION

TOTAL OB/XF 21,000

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	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							

REVIEW DATE 06/03/2026 BY NH Total Acres: 52.61 Total Land Value: 49,265 Market: 253,000 Agricultural: 12,910 Common: 36,355 PRINTED 11/17/2026 BY SYS

BEG SE COR, RUN W ALONG S LINE
COR OF THE SE1/4 OF SE1/4, THENC
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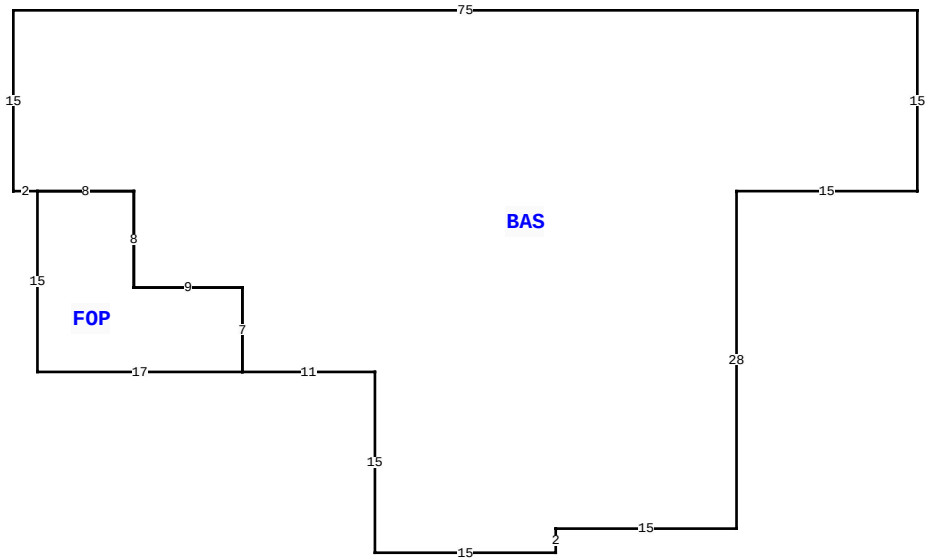
ELEMENT	CD	CONSTRUCTION
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Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,232	100		2,232	193,017
FOP	183	35		64	5,534
TOTALS	2,415			2,296	198,552

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,296	113.4000	105.46	242,136	2017	2016	0	0	0	18.00	82.00

2 MANUF 1 0% - 2017 Heated Area: 2232 HX Base Yr 2017



554 SW HERON DR, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 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

COLUMBIA COUNTY PROPERTY

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1297/0043	6/24/2015	WD	Q	V	01	159,000
GRANTOR: NORMA KATHRYN NIBLACK						
GRANTEE: CHARLES F JR & DIAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W75 S15 E2 FOP= S15 E17 N7 W9 N8 W8$ E8 S8 E9 S7 E11 S15 E15 N2 E15 N28 E15 N15 $.

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 06/03/2026 BY NH Total Acres: 52.61 Total Land Value: 49,265 Market: 253,000 Agricultural: 12,910 Common: 36,355 PRINTED 11/17/2026 BY SYS