COMM SW COR OF SE1/4 OF SE1/4 N
POB, CONT N 15.81 FT, CONT N 143
300 FT, S 1452.92 FT, W 299.95 F

WARD CHARLES F III/COURVILLE ALLISON D
554 SW HERON DR
FT WHITE, FL 32038

2027

01-7S-16-04109-002

BUILDING CHARACTERISTICS

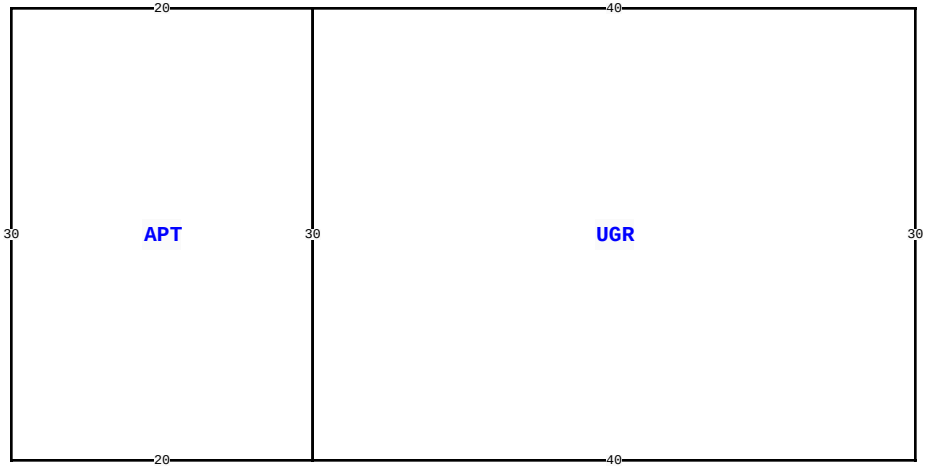
ELEMENT	CD	CONSTRUCTION
Exterior Wall	27	PREFIN MTL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		1 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
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
APT	600	100		600	18,888
UGR	1,200	45		540	17,000
TOTALS	1,800			1,140	35,888

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8700	01	1,140	88.1280	33.49	38,179	2017	2017	0	0	0	6.00	94.00

1 PREF M B A 0% - 0 Heated Area: 600 HX Base Yr



556 SW HERON DR, 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	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	35,888
TOTAL MARKET OB/XF VALUE	7,000
TOTAL LAND VALUE - MARKET	110,110
TOTAL MARKET VALUE	56,524
SOH/AGL Deduction	0
ASSESSED VALUE	56,524
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	56,524
TOTAL JUST VALUE	152,998
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	152,998

PERMIT NUM	DESCRIPTION	AMT	ISSUED
35016	REMODEL	263	03/07/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1330/1889	2/09/2017	QC	U	V	11	0

GRANTOR: CHARLES WARD JR & DIA

GRANTEE: CHARLES WARD JR & I

BUILDING NOTES

BUILDING DIMENSIONS

UGR= W40 APT= W20 S30 E20 N30$ S30 E40 N30$.

LAND DESCRIPTION

TOTAL OB/XF 7,000

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	0100	C	SFR	0		A-1	0.00	0.00	1.01	AC		1.00	1.00	1.00	11,000.00	11,000.00	11,110							
2	5600	A	TIMBER 3	0		A-1	0.00	0.00	6.00	AC		1.00	1.00	1.00	281.00	281.00	1,686							
3	6200	A	PASTURE 3	0		A-1	0.00	0.00	3.00	AC		1.00	1.00	1.00	280.00	280.00	840							
4	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	9.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	99,000							

REVIEW DATE 06/03/2026 BY NH Total Acres: 10.01 Total Land Value: 13,636 Market: 99,000 Agricultural: 2,526 Common: 11,110 PRINTED 11/17/2026 BY SYS