LOT 6 SOUTHLAND TRAILS UNR:
COMM AT NE COR OF W1/2 OF SEC, R
RUN W 1322.83 FT FOR POB, RUN S

CREASEY LORI
166 SW SUGAR BEAR GLN
FORT WHITE, FL 32038

2027

02-6S-15-00504-106

BUILDING CHARACTERISTICS

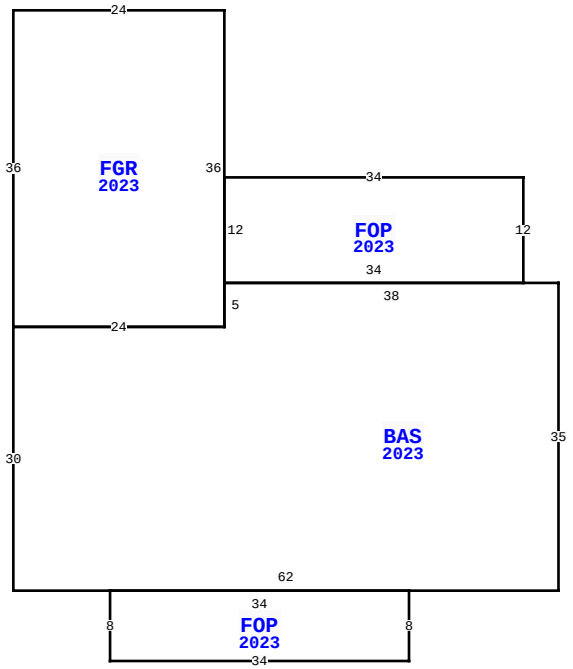
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2615.0300	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,050	100	2023	2,050	264,093
FGR	864	55	2023	475	61,192
FOP	272	30	2023	82	10,563
FOP	408	30	2023	122	15,717
TOTALS	3,594			2,729	351,565

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,729	120.7360	132.81	362,438	2022	2022	0	0	0	3.00	97.00

1 SINGLE FAM 100% - 2023 Heated Area: 2050 HX Base Yr 2023



166 SW SUGAR BEAR GLN, 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	9946	Well	0	100	0	0	1.00	UT	4,000.00	4,000.00	100			3	100	4,000	
2	0281	POOL R/FIB	0	100	15	30	450.00	UT	65.00	65.00	100	2026	2025		98	28,665	
3	0166	CONC,PAVMT	0	100	0	0	1.00	UT	7,233.00	7,233.00	100	2026	2025		100	7,233	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		351,565
TOTAL MARKET OB/XF VALUE		39,898
TOTAL LAND VALUE - MARKET		111,540
TOTAL MARKET VALUE		503,003
SOH/AGL Deduction		21,643
ASSESSED VALUE		481,360
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		429,949
TOTAL JUST VALUE		503,003
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		509,383

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052747	Swimming Pool and	74,200	03/28/2025
000043441	New Residential C	347,225	01/12/2022
37249	PUMP/UTPOL	50	09/25/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1433/2252	3/24/2021	WD	Q	V	01	90,000
GRANTOR: HALL ROBERT JOSEPH						
GRANTEE: CREASEY LORI						
1377/0012	10/31/2018	QC	U	V	11	100
GRANTOR: ROBERT JOSEPH HALL						
GRANTEE: ROBERT JOSEPH HALL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=90,20] W38 S5 W24 S30 E62 N35 $
FGR=[YR=2023;ORIG=28,-11] E24 S36 W24 N36 $
FOP=[YR=2023;ORIG=52,8] E34 S12 W34 N12 $
FOP=[YR=2023;ORIG=39,55] E34 S8 W34 N8 $
.

LAND DESCRIPTION

TOTAL OB/XF 39,898

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			0.00	0.00	10.14	AC		1.00	1.00	1.00	11,000.00	11,000.00	111,540							

REVIEW DATE 05/06/2026 BY JB Total Acres: 10.14 Total Land Value: 111,540 Market: 0 Agricultural: 0 Common: 111,540 PRINTED 11/17/2026 BY SYS