

LOT 5 APPALACHIE TRACE UNR: COMM
SE1/4, RUN N ALONG W LINE 2104.1
CONT N 569.51 FT, E 840.02 FT TO

SEDELMAYER PAUL W JR/GALLAGHER MARILYN G
558 SW APPALACHEE TER
FORT WHITE, FL 32038

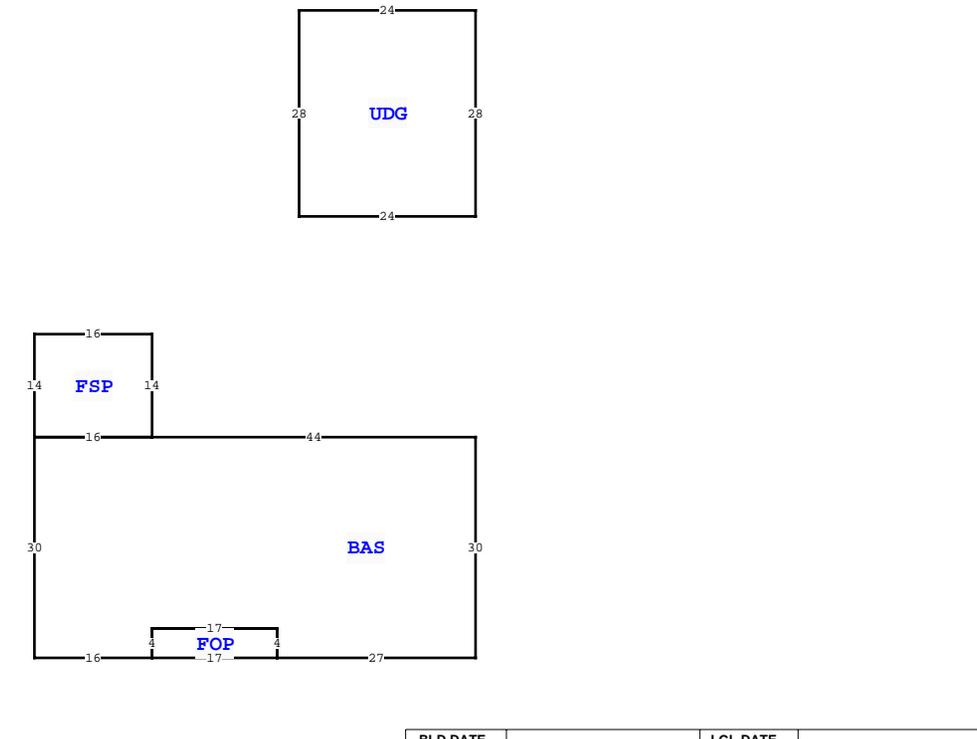
2026

03-6S-16-03766-105



ELEMENT		CD	BUILDING CHARACTERISTICS		
			CONSTRUCTION		
Exterior Wall	32	HARDIE BRD	100		
Roof Structur	08	IRREGULAR	100		
Roof Cover	12	MODULAR MT	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	14	CARPET	90		
Interior Floor	15	HARDTILE	10		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		2	100		
Bathrooms		2	100		
Frame	02	WOOD FRAME	100		
Stories	1.	1.	100		
Architectual	05	CONV	100		
Units		0	100		
Condition Adj	03	03	100		
Kitchen Adjus	01	01	100		
Quality	07	07			
DOR CODE	0200 MOBILE HOME				
MAP NUM		MKT AREA	02		
NEIGHBORHOOD/LOC	3616.0100 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,732	100		1,732	188,773
FOP	68	30		20	2,180
FSP	224	40		90	9,809
UDG	672	55		370	40,327
TOTALS	2,696			2,212	241,089

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,212	125.7993	143.41	317,223	2001	2001	0	0	24.00	76.00



558 SW APPALACHEE TER, FORT WHITE

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			241,089
TOTAL MARKET OB/XF VALUE			2,400
TOTAL LAND VALUE - MARKET			110,110
TOTAL MARKET VALUE			353,599
SOH/AGL Deduction			104,730
ASSESSED VALUE			248,869
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			197,458
TOTAL JUST VALUE			353,599
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			337,482

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043603	Roof Replacement	14,400	01/28/2022
16451	SFR	140	01/03/2000
16035	M H	75	09/13/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1539/1532	4/21/2025	LE U		I	14	100

GRANTOR: SEDELMAYER PAUL W JR
GRANTEE: SEDELMAYER PAUL W JR
0854/1090 3/01/1998 WD Q V 25,000
GRANTOR: COLUMBIA TIMBERLANDS
GRANTEE: SEDELMAYER & GALLAG

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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	100	1999	1999	3	100	600	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	100	2001	2001	3	100	1,200	
3	0040	BARN, POLE	0	100	0	0	1.00	UT	0.00	100	2006	2006	3	100	600	

BUILDING NOTES	

BUILDING DIMENSIONS
BAS= W44 FSP= N14 W16 S14 E16\$ W16 S30 E16 FOP= E17 N4 W17 S4\$ N4 E17 S4 E27 N30\$ PTR= N30 UDG= N28 W24 S28 E24\$ S30\$.

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		A-1	0.00	0.00	1.01	AC		1.00	1.00	1.00	11,000.00	11,000.00	11,110							
2	9900	C	AC NON-AG	0					9.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	99,000							