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

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

2027

03-6S-16-03766-105

BUILDING CHARACTERISTICS

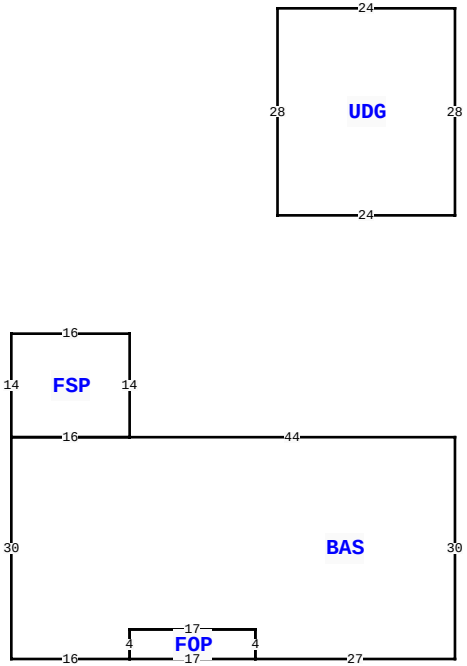
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	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	182,152
FOP	68	30		20	2,104
FSP	224	40		90	9,465
UDG	672	55		370	38,913
TOTALS	2,696			2,212	232,634

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	138.38	306,097	2001	2001	0	0	0	24.00	76.00

2 SINGLE FAM 100% - 2002 Heated Area: 1732 HX Base Yr 2002



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	

558 SW APPALACHEE TER, FORT WHITE

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	232,634
TOTAL MARKET OB/XF VALUE	2,400
TOTAL LAND VALUE - MARKET	110,110
TOTAL MARKET VALUE	345,144
SOH/AGL Deduction	83,275
ASSESSED VALUE	261,869
TOTAL EXEMPTION VALUE	HX HB SX 101,411
BASE TAXABLE VALUE	160,458
TOTAL JUST VALUE	345,144
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	349,380

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

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$.

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

LAND DESCRIPTION

TOTAL OB/XF 2,400

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		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							

REVIEW DATE 04/20/2026 BY KS Total Acres: 10.01 Total Land Value: 110,110 Market: 0 Agricultural: 0 Common: 110,110 PRINTED 11/16/2026 BY SYS