LOT 15 SEDGEFIELD S/D PHASE 1.

WD 1012-717, DC 1294-1126, WD 13

LEGREE GARY J SR
195 SW SEDGEFIELD LN
FORT WHITE, FL 32038

2027

03-6S-16-03767-115

BUILDING CHARACTERISTICS

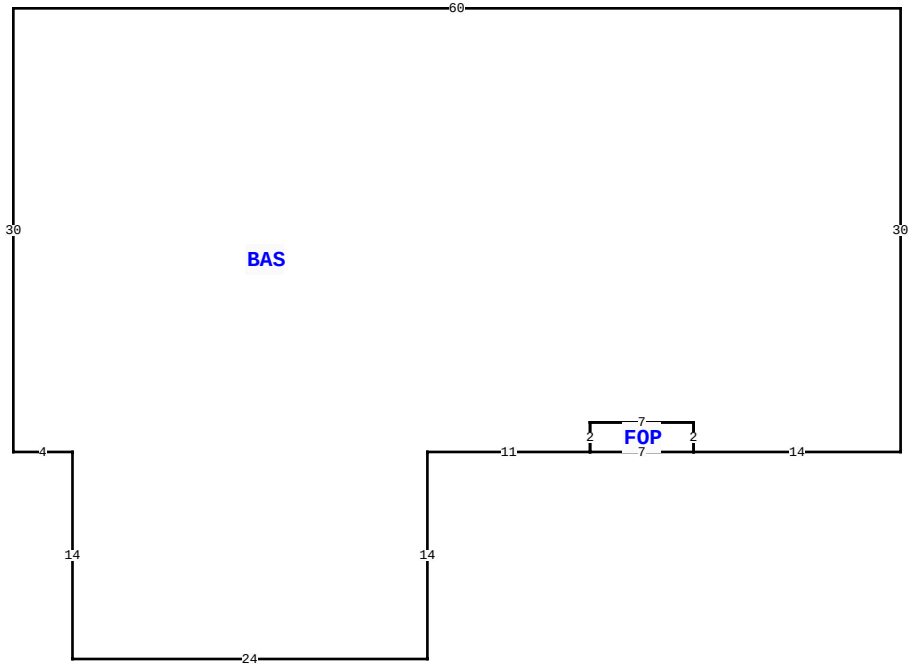
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	3616.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,122	100		2,122	125,802
FOP	14	35		5	296
TOTALS	2,136			2,127	126,098

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,127	115.9000	107.79	229,269	2004	2004	0	0	0	45.00	55.00

1 MANUF 1 100% - 2017 Heated Area: 2122 HX Base Yr 2017



195 SW SEDGEFIELD LN, 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	0070	CARPORT UF	0	100	20	20	400.00	UT	2.00	2.00	100	2004	2004	3	100	800	
2	0296	SHED METAL	0	100	10	20	200.00	UT	5.00	5.00	100	2004	2004	3	100	1,000	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	300	
5	0040	BARN,POLE	0	100	36	50	1,800.00	UT	3.00	3.00	100	2006	2006	3	100	5,400	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		126,098
TOTAL MARKET OB/XF VALUE		14,500
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		205,598
SOH/AGL Deduction		93,749
ASSESSED VALUE		111,849
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		60,438
TOTAL JUST VALUE		205,598
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		206,955

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21777	M H	357	04/23/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1316/0256	5/26/2016	WD	Q	I	01	105,000
GRANTOR: ROLAND SANDLIN						
GRANTEE: GARY J LEGREE SR						
1012/0717	3/31/2004	WD	U	V	07	26,000
GRANTOR: SEDGEFIELD LAND COMPA						
GRANTEE: ROLAND & VONCILE SA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S30 E4 S14 E24 N14 E11 FOP= E7 N2 W7 S2$ N2 E7 S2 E14 N30$.

LAND DESCRIPTION

TOTAL OB/XF 14,500

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	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 04/20/2026 BY KS Total Acres: 5.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 11/16/2026 BY SYS