LOT 16 SEDGEFIELD S/D PHASE 1.

WD 1016-2155, WD 1423-957,

PERRY DARRELL V/DOYON NATALIE M
249 SW SEDGEFIELD LN
FORT WHITE, FL 32038

2027

03-6S-16-03767-116

BUILDING CHARACTERISTICS

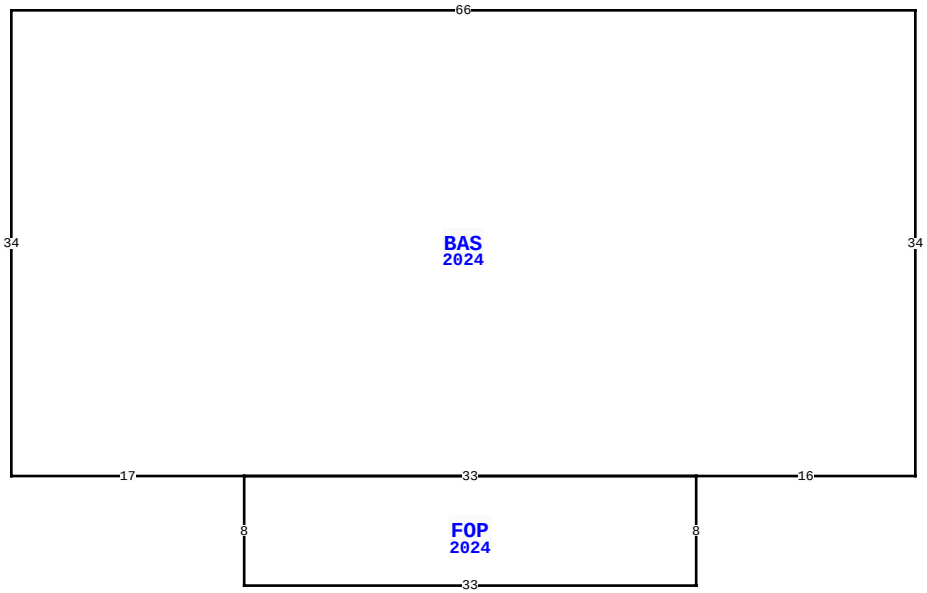
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	01	NONE 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
DOR CODE	0100	SINGLE FAMILY
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	2,244	100	2024	2,244	255,078
FOP	264	30	2024	79	8,980
TOTALS	2,508			2,323	264,058

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	2,323	116.1090	127.72	296,694	2024	2024	0	0	10	1.00	89.00

1 SINGLE FAM 100% - 2024 Heated Area: 2244 HX Base Yr 2024



249 SW SEDGEFIELD LN, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		264,058
TOTAL MARKET OB/XF VALUE		43,200
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		372,258
SOH/AGL Deduction		254,441
ASSESSED VALUE		117,817
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		66,406
TOTAL JUST VALUE		372,258
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		377,054

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046136	New Residential C	150,000	12/20/2022
000041677	Storage Building	45,000	04/07/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1423/0957	10/28/2020	WD	Q	V	01	45,000
GRANTOR: DONALD R & ELLEN B WE						
GRANTEE: DARRELL V PERRY & N						
1016/2155	5/01/2004	WD	Q	V		56,000
GRANTOR: SEDGEFIELD LAND COMPA						
GRANTEE: DONALD R & ELLEN B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=-30,19] W66 S34 E17 E33 E16 N34 $
FOP=[YR=2024;ORIG=-79,61] E33 N8 W33 S8 $
.

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	0030	BARN,MT	0	100	80	30	2,400.00	UT	18.00	18.00	100	2021	2021		100	43,200	

LAND DESCRIPTION

TOTAL OB/XF 43,200

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

REVIEW DATE 04/29/2026 BY robin Total Acres: 5.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 11/17/2026 BY SYS