LOT 19 SEDGEFIELD S/D PHASE 1.
WD 1000-1433, WD 1297-310,

GALBRAITH PAUL DAVID/GALBRAITH EMELYN DAVID
411 SW SEDGEFIELD LN
FORT WHITE, FL 32038

2027

03-6S-16-03767-119

BUILDING CHARACTERISTICS

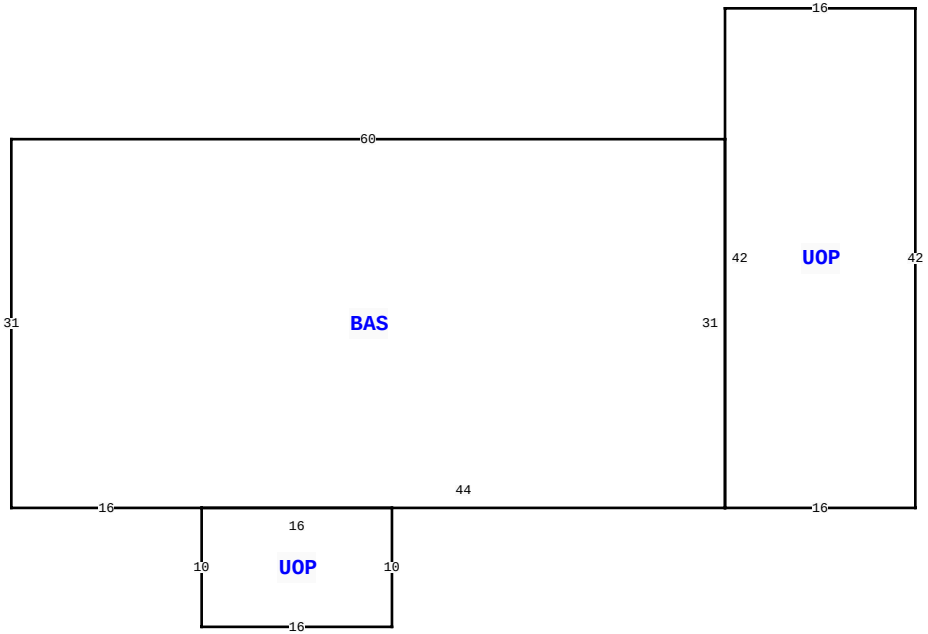
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 90
Exterior Wall	32	HARDIE BRD 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	1,860	100		1,860	108,458
UOP	160	25		40	2,333
UOP	672	25		168	9,796
TOTALS	2,692			2,068	120,587

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,068	114.0000	106.02	219,249	2003	2003	0	0	0	45.00	55.00

1 MANUF 1 100% - 2021 Heated Area: 1860 HX Base Yr 2021



411 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		120,587
TOTAL MARKET OB/XF VALUE		11,960
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		197,547
SOH/AGL Deduction		75,724
ASSESSED VALUE		121,823
TOTAL EXEMPTION VALUE	HX HB MH	51,411
BASE TAXABLE VALUE		70,412
TOTAL JUST VALUE		197,547
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		198,844

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055498	Roof Replacement	7,000	04/15/2026
21338	M H	123	12/10/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1297/0310	6/25/2015	WD	Q	I	01	124,900
GRANTOR: PHILIP H & LAURA P SW						
GRANTEE: PAUL DAVID GALBRAIT						
1000/1433	11/15/2003	WD	Q	V		28,000
GRANTOR: SEDGEFIELD LAND COMPA						
GRANTEE: PHILIP H & LAURA SW						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S31 E16 UOP= S10 E16 N10 W16$ E44 UOP= E16 N42 W16 S42$ N31$.

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	16	15	240.00	UT	14.00	14.00	100	2006	2006	3	100	3,360	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2003	2003	3	100	1,200	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	400.00	400.00	100	2026	2025		100	400	

LAND DESCRIPTION

TOTAL OB/XF 11,960

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 11/17/2026 BY SYS