LOT 22 SEDGEFIELD S/D PHASE 1.
ORB 962-2172.

O'STEEN JAMES/O'STEEN CHARLENE M
479 SW SEDGEFIELD LN
FORT WHITE, FL 32038

2027

03-6S-16-03767-122

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 90
Interior Floo	12	HARDWOOD 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY

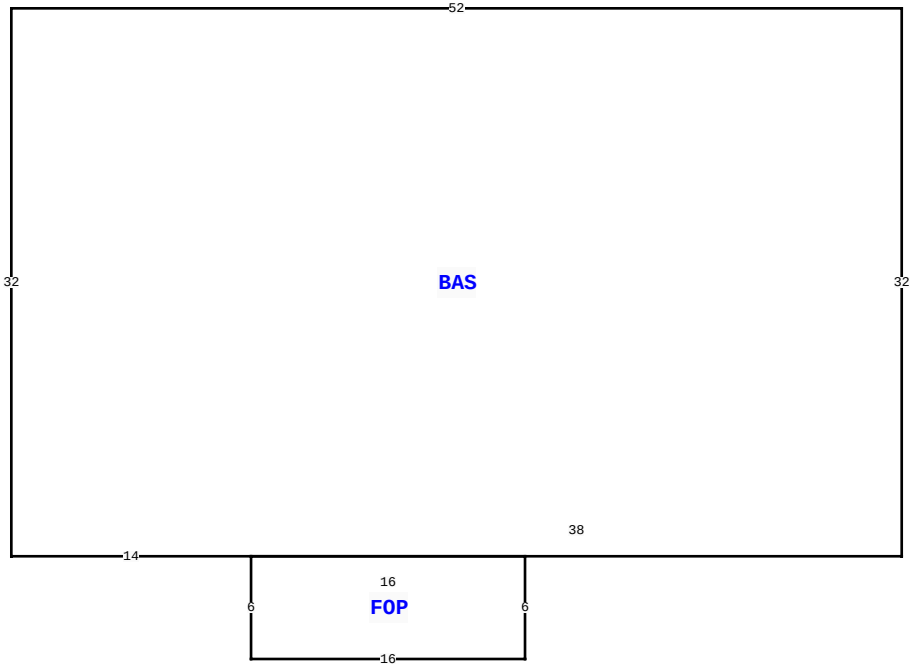
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 3616.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,664	100		1,664	187,169
FOP	96	30		29	3,262
TOTALS	1,760			1,693	190,431

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,693	123.2000	135.52	229,435	2008	2008	0	0	0	17.00	83.00

1 SINGLE FAM 100% - 2009 Heated Area: 1664 HX Base Yr 2009



479 SW SEDGEFIELD LN, FORT WHITE

BLD DATE | LGL DATE
XF DATE | LAND DATE 05/07/2026 MLU
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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		190,431
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		255,431
SOH/AGL Deduction		94,225
ASSESSED VALUE		161,206
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		109,795
TOTAL JUST VALUE		255,431
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		258,888

PERMIT NUM	DESCRIPTION	AMT	ISSUED
28471	ADDN SFR	226	04/08/2010
20490	SFR	297	03/10/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0962/2172	9/15/2002	WD	Q	V		28,000

GRANTOR: SEDGIELD LAND COMPANY
GRANTEE: JAMES & CHARLENE O'

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W52 S32 E14 FOP= S6 E16 N6 W16$ E38 N32$.

LAND DESCRIPTION

TOTAL OB/XF 0

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 04/20/2026 BY KS Total Acres: 5.14 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 11/17/2026 BY SYS