LOT 26 SEDGEFIELD S/D PHASE 2.
987-2412, WD 1236-2629, QC 1259-

WRIGHT JAMES GLENN III/WRIGHT EMILY N
319 SW HEALAN CT
FORT WHITE, FL 32038

2027

03-6S-16-03767-126

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	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06

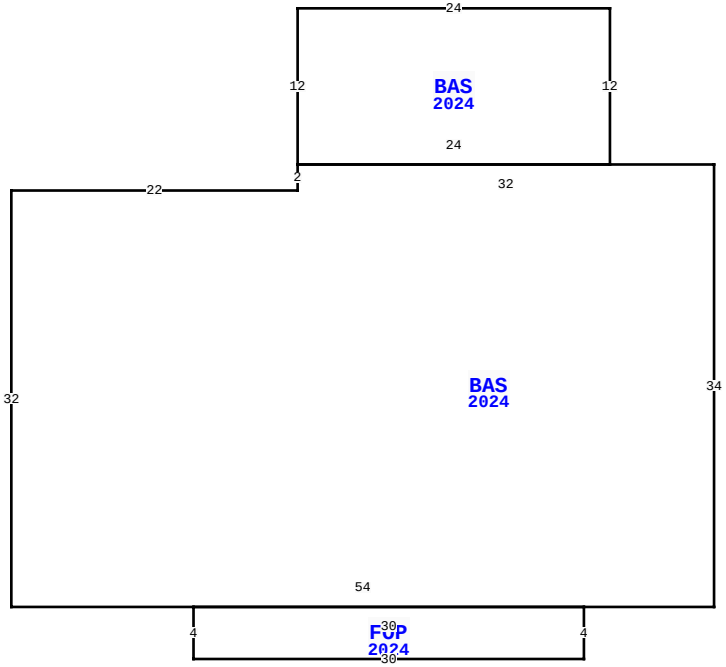
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 3616.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	288	100	2024	288	36,184
BAS	1,792	100	2024	1,792	225,139
FOP	120	30	2024	36	4,523
TOTALS	2,200			2,116	265,846

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,116	116.5500	128.20	271,271	2023	2023	0	0	0	2.00	98.00

1 SINGLE FAM 100% - 2024 Heated Area: 2080 HX Base Yr 2024



319 SW HEALAN CT, 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
1	0294	SHED WOOD/	0	100	10	12	120.00	UT	7.50	7.50	100	2004	2004	3	100	900	
2	0260	PAVEMENT-A	0	100	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	2,000	
3	0070	CARPORT UF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2024	2023		100	1,200	
4	0030	BARN,MT	0	100	22	40	1.00	UT	13,200.00	13,200.00	100	2024	2023		100	13,200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	265,846
TOTAL MARKET OB/XF VALUE	17,300
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	348,146
SOH/AGL Deduction	19,163
ASSESSED VALUE	328,983
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	277,572
TOTAL JUST VALUE	348,146
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	352,999

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044649	New Residential C	285,000	06/09/2022
22318	M H	268	09/17/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1468/1454	6/03/2022	QC	U	I	11	0
GRANTOR: WRIGHT JAMES G JR						
GRANTEE: WRIGHT JAMES GLENN						
1259/1148	7/25/2013	QC	U	I	11	100
GRANTOR: JAMES GLENN WRIGHT JR						
GRANTEE: JAMES GLENN WRIGHT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=-50,19] W32 S2 W22 S32 E54 N34 $
BAS=[YR=2024;ORIG=-82,7] E24 S12 W24 N12 $
FOP=[YR=2024;ORIG=-90,53] E30 S4 W30 N4 $
.

LAND DESCRIPTION

TOTAL OB/XF 17,300

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: 5.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 11/17/2026 BY SYS