LOT 28 SEDGEFIELD S/D PHASE 2 EX
FOR ADDL CO RD R/W IN ORB 1217-1

CLARK DAVID/CLARK DORIS
338 SW HEALAN CT
FORT WHITE, FL 32038

2027

03-6S-16-03767-128

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 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

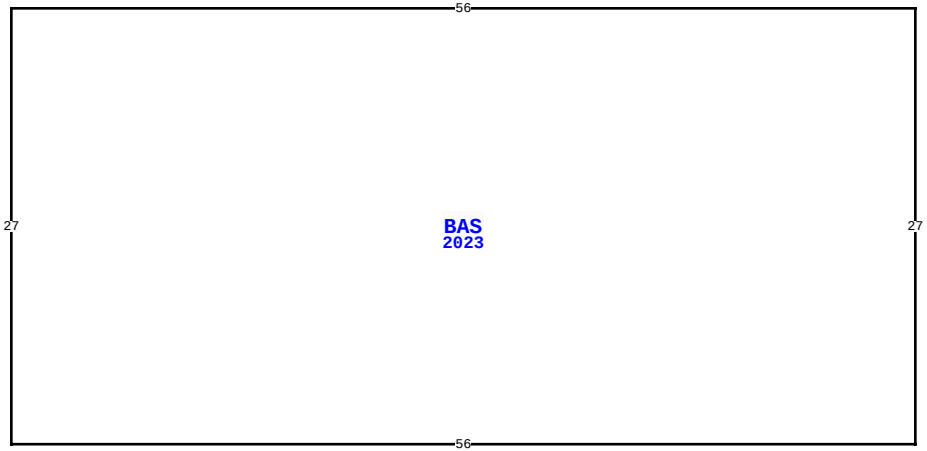
NEIGHBORHOOD/LOC 3616.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100	2023	1,512	155,821
TOTALS	1,512			1,512	155,821

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	1,512	113.0000	108.48	164,022	2022	2022	0	0	0	5.00	95.00

1 MANUF 2 100% - 2024 Heated Area: 1512 HX Base Yr 2024



338 SW HEALAN CT, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 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	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100	2023	2022		100	7,000	
2	0296	SHED METAL	0	100	0	0	1.00	UT	2,500.00	2,500.00	100	2023	2022		100	2,500	
3	0060	CARPORT F	0	100	0	0	1.00	UT	6,500.00	6,500.00	100	2023	2022		100	6,500	
4	0081	DECKING WI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2023	2022		100	1,000	
5	0261	PRCH, UOP	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2023	2022		100	2,000	
6	0252	LEAN-TO W/	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2026	2025		100	1,200	
7	0294	SHED WOOD/	0	100	0	0	1.00	UT	2,500.00	2,500.00	100	2026	2025		100	2,500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		155,821
TOTAL MARKET OB/XF VALUE		22,700
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		233,521
SOH/AGL Deduction		0
ASSESSED VALUE		233,521
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		182,110
TOTAL JUST VALUE		233,521
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		235,144

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000056547	Generator		09/10/2026
000044027	Mobile Home		03/29/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1574/529	7/30/2026	WD	Q	I	01	300,000
GRANTOR: IVEY MICHAEL LOGAN						
GRANTEE: CLARK DAVID						
1503/413	11/15/2023	WD	Q	I	01	275,000
GRANTOR: FERRAIOLA JOSEPH G						
GRANTEE: IVEY MICHAEL LOGAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=25,16] E56 S27 W56 N27 $
.

LAND DESCRIPTION

TOTAL OB/XF 22,700

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	55,000.00	55,000.00	55,000							

REVIEW DATE 10/06/2026 BY Nick Total Acres: 4.90 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 11/17/2026 BY SYS