LOT 7 SEDGEFIELD S/D PHASE 3.

WD 1352-2761, WD 1477-79, WD 150

MCNUTT SUSAN E/MCNUTT BRUCE W
322 SW ROLLINGS MEADOWS GLN
FORT WHITE, FL 32038

2027

03-6S-16-03767-307

BUILDING CHARACTERISTICS

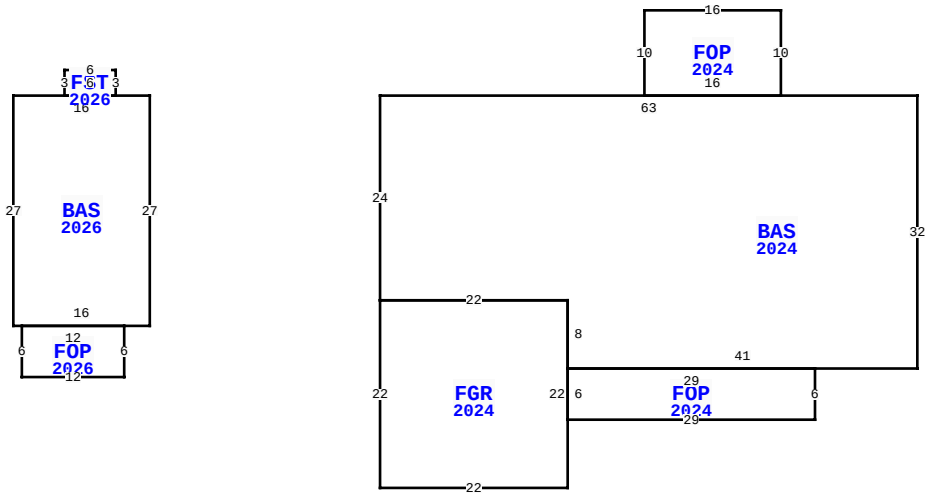
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	1,840	100	2024	1,840	221,655
BAS	432	100	2026	432	52,041
FGR	484	55	2024	266	32,044
FOP	160	30	2024	48	5,782
FOP	174	30	2024	52	6,264
FOP	72	30	2026	22	2,650
FST	18	55	2026	10	1,205
TOTALS	3,180			2,670	321,639

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,670	112.8960	124.19	331,587	2023	2023	0	0	0	3.00	97.00

1 SINGLE FAM 100% - 2024 Heated Area: 2272 HX Base Yr 2024



322 SW ROLLING MEADOWS GLN, 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	321,639
TOTAL MARKET OB/XF VALUE	29,462
TOTAL LAND VALUE - MARKET	55,250
TOTAL MARKET VALUE	406,351
SOH/AGL Deduction	6,496
ASSESSED VALUE	399,855
TOTAL EXEMPTION VALUE	HX HB VX 13 399,855
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	406,351
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	412,179

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050565	New Residential C	90,000	08/16/2024
000048615	Storage Building	25,000	11/08/2023
000045949	New Residential C	220,000	11/17/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1500/1927	10/10/2023	WD	Q	I	01	448,500
GRANTOR: LEV JOANN T						
GRANTEE: MCNUTT SUSAN E						
1477/79	10/07/2022	WD	Q	V	01	45,900
GRANTOR: DAVID THOMAS W						
GRANTEE: LEV JOANN T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=80,10] W63 S24 E22 S8 E41 N32 $
FGR=[YR=2024;ORIG=17,34] E22 S22 W22 N22 $
FOP=[YR=2024;ORIG=39,42] E29 S6 W29 N6 $
FOP=[YR=2024;ORIG=48,0] E16 S10 W16 N10 $
BAS=[YR=2026;ORIG=-10,10] W16 S27 E16 N27 $
FST=[YR=2026;ORIG=-20,7] E6 S3 W6 N3 $
FOP=[YR=2026;ORIG=-25,37] E12 S6 W12 N6 $
.

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	0166	CONC,PAVMT	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2024	2023		100	1,200	
2	0030	BARN,MT	0	100	30	50	1,500.00	UT	15.00	15.00	100	2025	2024		100	22,500	
3	0166	CONC,PAVMT	0	100	0	0	1.00	UT	450.00	450.00	100	2025	2024		100	450	
4	0166	CONC,PAVMT	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2026	2025		100	2,000	
5	0070	CARPORT UF	0	100	18	46	828.00	UT	4.00	4.00	100	2026	2025		100	3,312	

LAND DESCRIPTION

TOTAL OB/XF 29,462

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	0.85	65,000.00	55,250.00	55,250							

REVIEW DATE 04/22/2026 BY KS Total Acres: 5.00 Total Land Value: 55,250 Market: 0 Agricultural: 0 Common: 55,250 PRINTED 11/17/2026 BY SYS