LOT 18 SEDGEFIELD S/D PHASE 3 &
SEDGEFIELD S/D UNIT 3 DESC AS FO
SW COR OF LOT 4, N 250 FT, E 325

MEREDITH WILLIAM J JR/MEREDITH LESA A
163 SW SEDGERFIELD FARMS GLN
FORT WHITE, FL 32038

2027

03-6S-16-03767-318

BUILDING CHARACTERISTICS

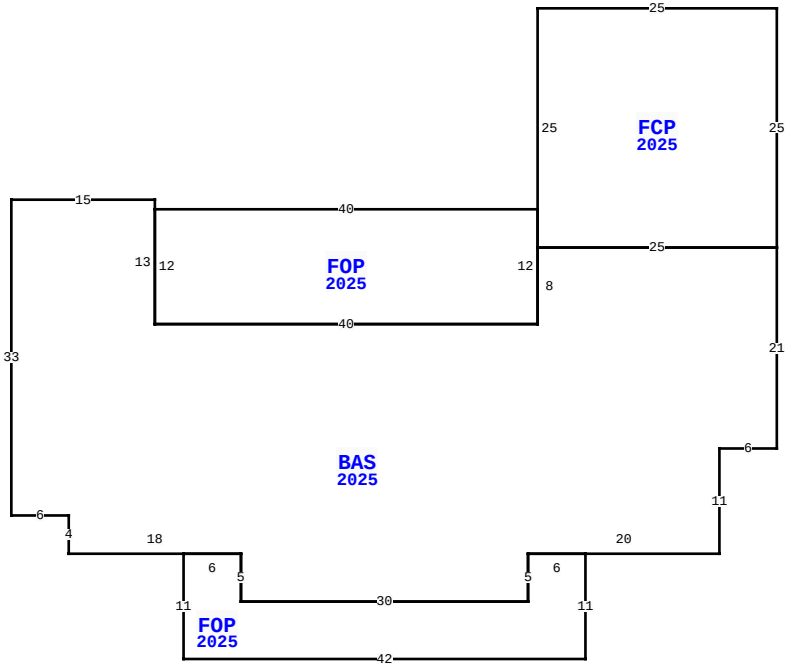
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
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	2,375	100	2025	2,375	300,725
FCP	625	25	2025	156	19,752
FOP	312	30	2025	94	11,903
FOP	480	30	2025	144	18,234
TOTALS	3,792			2,769	350,613

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,769	116.2770	127.90	354,155	2024	2024	0	0	0	1.00	99.00

1 SINGLE FAM 100% - 2025 Heated Area: 2375 HX Base Yr 2025



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

163 SW SEDGEFIELD FARMS GLN, FORT WHITE

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	9946	Well	0	100	0	0	1.00	UT	4,000.00	4,000.00	100			3	100	4,000	
2	0166	CONC,PAVMT	0	100	0	0	680.00	UT	3.00	3.00	100	2025	2024		100	2,040	
3	0030	BARN,MT	0	100	0	0	1.00	UT	36,000.00	36,000.00	100	2026	2025		100	36,000	
4	0251	LEAN TO W/	0	100	12	60	720.00	UT	5.00	5.00	100	2026	2025		100	3,600	
5	0327	STABLES-SM	0	100	0	0	1.00	UT	71,330.00	71,330.00	100	2026	2025		100	71,330	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		350,613
TOTAL MARKET OB/XF VALUE		116,970
TOTAL LAND VALUE - MARKET		113,750
TOTAL MARKET VALUE		581,333
SOH/AGL Deduction		358,408
ASSESSED VALUE		222,925
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		171,514
TOTAL JUST VALUE		581,333
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		587,721

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052635	Electrical Servic	0	03/18/2025
000048691	New Residential C	200,000	11/17/2023
000048505	Storage Building	101,900	10/26/2023
36422	PUMP/UTPOL	50	03/12/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1475/1923	8/25/2022	QC	U	V	11	45,000
GRANTOR: MESA ALICIA						
GRANTEE: MEREDITH WILLIAM J						
1472/2421	8/08/2022	WD	Q	V	01	83,000
GRANTOR: AZICRI LEON						
GRANTEE: MEREDITH WILLIAM J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=69,20] W25 S8 W40 N13 W15 S33 E6 S4 E18 S5 E30 N5 E20 N11 E6 N21 $
FCP=[YR=2025;ORIG=44,-5] E25 S25 W25 N25 $
FOP=[YR=2025;ORIG=4,16] E40 S12 W40 N12 $
FOP=[YR=2025;ORIG=43,57] W30 N5 W6 S11 E42 N11 W6 S5 $
.

LAND DESCRIPTION

TOTAL OB/XF 116,970

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							
2	0000	C	VAC RES	100		A-1	0.00	0.00	1.00	LT		1.00	1.00	0.75	65,000.00	48,750.00	48,750							

REVIEW DATE 03/18/2026 BY robin Total Acres: 6.88 Total Land Value: 113,750 Market: 0 Agricultural: 0 Common: 113,750 PRINTED 11/17/2026 BY SYS