LOT 25 SEDGEFIELD S/D PHASE 3.

WD 1078-62, WD 1503-2096, WD 150

OWENS DAVID/OWENS KELLY ANN
562 SW SEDGEFIELD FARMS GLN
FT WHITE, FL 32038

2027

03-6S-16-03767-325

BUILDING CHARACTERISTICS

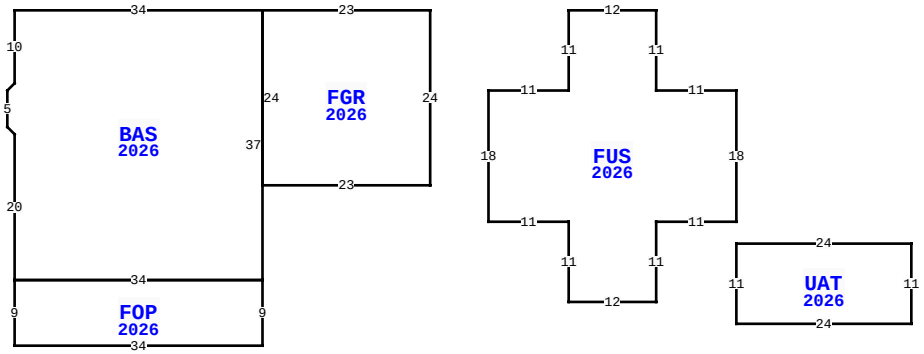
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
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	1,264	100	2026	1,264	171,689
FGR	552	55	2026	304	41,292
FOP	306	30	2026	92	12,496
FUS	876	100	2026	876	118,987
UAT	264	10	2026	26	3,532
TOTALS	3,262			2,562	347,996

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,562	123.4800	135.83	347,996	2025	2025	0	0	0	0.00	100.00

1 SINGLE FAM 100% - 2026 Heated Area: 2140 HX Base Yr 2026



562 SW SEDGEFIELD FARMS 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	347,996
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	412,996
SOH/AGL Deduction	6,096
ASSESSED VALUE	406,900
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	355,489
TOTAL JUST VALUE	412,996
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	419,325

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050280	New Residential C	464,312	07/03/2024
000050226	Right-of-Way Acce		06/27/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1504/696	12/06/2023	WD	U	V	11	100
GRANTOR: VALDES DIOSDADO (AKA						
GRANTEE: OWENS DAVID						
1503/2096	11/29/2023	WD	Q	V	01	65,000
GRANTOR: VALDEZ DIOSDADO						
GRANTEE: OWENS DAVID						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=20,12] W34 S10 D1L1 S5 D1R1 S20 E34 N37 $
FUS=[YR=2026;ORIG=85,23] W11 N11 W12 S11 W11 S18 E11 S11 E12 N11 E11 N18 $
FGR=[YR=2026;ORIG=20,12] E23 S24 W23 N24 $
FOP=[YR=2026;ORIG=-14,49] E34 S9 W34 N9 $
UAT=[YR=2026;ORIG=85,44] E24 S11 W24 N11 $
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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

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 04/22/2026 BY KS Total Acres: 5.08 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 11/17/2026 BY SYS