LOT 3 SEDGEFIELD S/D PHASE 4.

WD 1078-1388, CT 1281-2213, WD 1

KUTNER DAVID WARREN/KUTNER DEIRDRE ANN
449 SW ROLLING MEADOWS GLN
FORT WHITE, FL 32038

2027

03-6S-16-03767-403

BUILDING CHARACTERISTICS

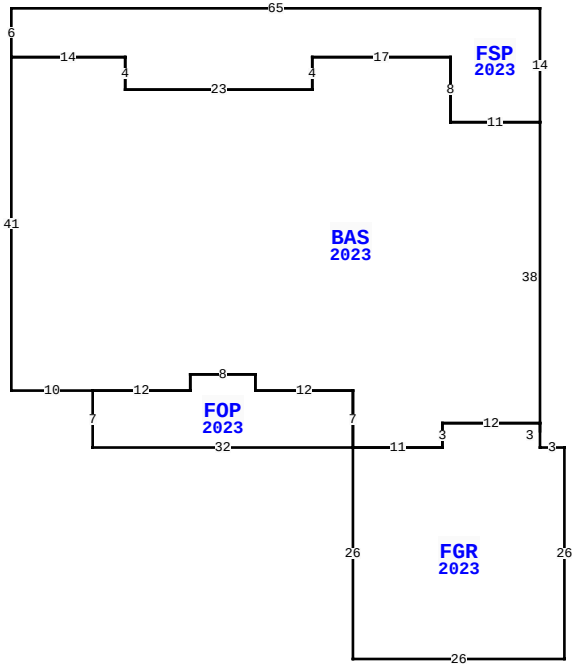
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	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	2,604	100	2023	2,604	301,843
FGR	712	55	2023	392	45,439
FOP	240	30	2023	72	8,346
FSP	570	40	2023	228	26,429
TOTALS	4,126			3,296	382,056

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,296	108.6400	119.50	393,872	2022	2022	0	0	0	3.00	97.00

1 SINGLE FAM 100% - 2023 Heated Area: 2604 HX Base Yr 2023



449 SW ROLLING MEADOWS GLN, 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	0166	CONC,PAVMT	0	100	0	0	960.00	UT	3.00	3.00	100	2023	2022		100	2,880	
2	0030	BARN,MT	0	100	24	26	624.00	UT	25.00	25.00	100	2025	2024		100	15,600	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	40,000.00	40,000.00	100	2025	2024		100	40,000	
4	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2026	2025		95	5,700	
5	0169	FENCE/WOOD	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2026	2025		100	1,200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		382,056
TOTAL MARKET OB/XF VALUE		65,380
TOTAL LAND VALUE - MARKET		52,000
TOTAL MARKET VALUE		499,436
SOH/AGL Deduction		12,504
ASSESSED VALUE		486,932
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		435,521
TOTAL JUST VALUE		499,436
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		506,405

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046307	Storage Building	40,000	07/14/2023
000046308	Storage Building	11,000	07/14/2023
000043061	New Residential C	250,000	10/28/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1388/0130	6/28/2019	WD	Q	V	01	23,000
GRANTOR: CHRISTOPHER J BIDA &						
GRANTEE: DAVID WARREN & DEIR						
1300/0160	7/29/2015	WD	U	V	17	8,500
GRANTOR: CARRINGTON HOUSE PROP						
GRANTEE: BIDA, BATTISTA & PA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=20,-10] N38 W11 N8 W17 S4 W23 N4 W14 S41 E10 E12 N2 E8 S2 E12 S7 E11 N3 E12 $
FGR=[YR=2023;ORIG=23,-8] W3 N3 W12 S3 W11 S26 E26 N26 $
FSP=[YR=2023;ORIG=20,-48] N14 W65 S6 E14 S4 E23 N4 E17 S8 E11 $
FOP=[YR=2023;ORIG=-3,-15] W12 N2 W8 S2 W12 S7 E32 N7 $
.

LAND DESCRIPTION

TOTAL OB/XF 65,380

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	0.80	65,000.00	52,000.00	52,000							

REVIEW DATE 04/22/2026 BY KS Total Acres: 5.00 Total Land Value: 52,000 Market: 0 Agricultural: 0 Common: 52,000 PRINTED 11/17/2026 BY SYS