4 AC OFF S SIDE OF NE1/4 OF SE1/
739-639, 938-2440, 1088-1763 THR

PRINCE STEPHANIE
2358 SW DREW FEAGLE AVE
FORT WHITE, FL 32038

2027

06-6S-16-03784-000

BUILDING CHARACTERISTICS

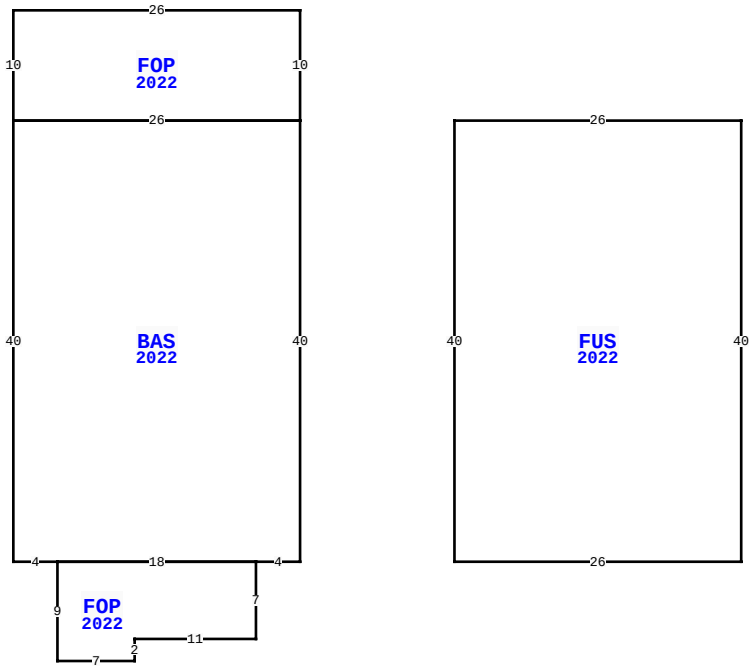
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	6616.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,040	100	2022	1,040	131,539
FOP	140	30	2022	42	5,313
FOP	260	30	2022	78	9,866
FUS	1,040	100	2022	1,040	131,539
TOTALS	2,480			2,200	278,256

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,200	119.7756	131.75	289,850	2021	2021	0	0	0	4.00	96.00

1 SINGLE FAM 100% - 2023 Heated Area: 2080 HX Base Yr 2023



2358 SW DREW FEAGLE AVE, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 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	278,256
TOTAL MARKET OB/XF VALUE	4,100
TOTAL LAND VALUE - MARKET	23,400
TOTAL MARKET VALUE	305,756
SOH/AGL Deduction	3,243
ASSESSED VALUE	302,513
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	251,102
TOTAL JUST VALUE	305,756
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	310,825

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042763	Remodel	5,000	09/16/2021
38625	SFR	0	09/18/2019
38358	TR/TRAILER	0	07/15/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1434/86	4/05/2021	QC	U	V	11	100
GRANTOR: MORGAN ERNEST						
GRANTEE: MORGAN STEPHANIE						
1383/2361	5/03/2019	WD	Q	V	01	14,000
GRANTOR: SUBRANDY LIMITED PART						
GRANTEE: ERNEST & STEPHANIE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022;ORIG=40,10] S40 E4 E18 E4 N40 W26 $
FOP=[YR=2022;ORIG=40,0] S10 E26 N10 W26 $
FOP=[YR=2022;ORIG=44,50] S9 E7 N2 E11 N7 W18 $
FUS=[YR=2022;ORIG=80,10] S40 E26 N40 W26 $
.

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	0294	SHED WOOD/	0	100	0	0	1.00	UT	400.00	400.00	100	2022	2021		100	400	
2	0296	SHED METAL	0	100	0	0	1.00	UT	2,800.00	2,800.00	100	2022	2021		100	2,800	
3	0040	BARN,POLE	0	100	30	12	360.00	UT	2.50	2.50	100	2022	2021		100	900	

LAND DESCRIPTION

TOTAL OB/XF 4,100

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	4.00	AC		1.00	1.00	0.45	13,000.00	5,850.00	23,400							

REVIEW DATE 05/01/2026 BY JB Total Acres: 4.00 Total Land Value: 23,400 Market: 0 Agricultural: 0 Common: 23,400 PRINTED 11/17/2026 BY SYS