N1/2 LOT 3 DOE RUN UNR:
COMM NW COR, RUN S 540 FT, E 26
OAK RD, N 498.58 FT, N 51 DEG E

CURRY HUBERT R/CURRY PHYLLIS R
5862 SW HERLONG ST
FORT WHITE, FL 32038

**2027**

**09-6S-16-03804-103**

## BUILDING CHARACTERISTICS

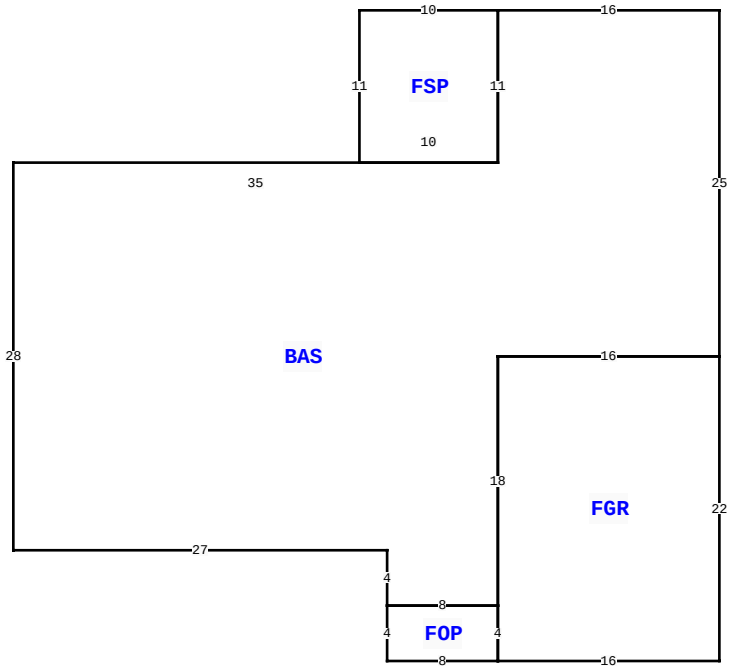
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 17 | MSNRY STUC 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Architectual | 05 | CONV 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 | 9616.0100 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,412 | 100 | | 1,412 | 137,359 |
| FGR | 352 | 55 | | 194 | 18,872 |
| FOP | 32 | 30 | | 10 | 973 |
| FSP | 110 | 40 | | 44 | 4,280 |
| TOTALS | 1,906 | | | 1,660 | 161,485 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,660 | 110.5440 | 121.60 | 201,856 | 2005 | 2005 | 0 | 0 | 0 | 20.00 | 80.00 |

1 SINGLE FAM 0% - 2025 Heated Area: 1412 HX Base Yr




5862 SW HERLONG ST, FORT WHITE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | 05/06/2026 MLU |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 161,485 |
| TOTAL MARKET OB/XF VALUE | 1,220 |
| TOTAL LAND VALUE - MARKET | 65,130 |
| TOTAL MARKET VALUE | 227,835 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 227,835 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 227,835 |
| TOTAL JUST VALUE | 227,835 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 230,770 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 22173 | SFR | 419 | 08/10/2004 |
| 22178 | TR/TRAILER | 150 | 08/10/2004 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1007/2044 | 2/13/2004 | WD | U | V | 07 | 23,500 |
| GRANTOR: GLENN | | | | | | |
| GRANTEE: CURRY | | | | | | |
| 0983/1284 | 5/09/2003 | WD | Q | V | 01 | 100 |
| GRANTOR: NORTH FLORIDA PUBLISH | | | | | | |
| GRANTEE: ROBERT J & MICHELLE | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W16 FSP= W10 S11 E10 N11$ S11 W35 S28 E27 S4 FOP= S4 E8 N4 W8$ E8 FGR= S4 E16 N22 W16 S18$ N18 E16 N25$.

## 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 | 0 | 0 | 0 | 210.00 | UT | 2.00 | 2.00 | 100 | 2005 | 2005 | 3 | 100 | 420 | |
| 2 | 0296 | SHED METAL | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2006 | 2006 | 3 | 100 | 800 | |

## LAND DESCRIPTION

TOTAL OB/XF 1,220

| 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 | 0 | | A-1 | 0.00 | 0.00 | 5.01 | AC | | 1.00 | 1.00 | 1.00 | 13,000.00 | 13,000.00 | 65,130 | | | | | | | |

REVIEW DATE 04/30/2026 BY KS Total Acres: 5.01 Total Land Value: 65,130 Market: 0 Agricultural: 0 Common: 65,130 PRINTED 11/17/2026 BY SYS