N1/2 OF NE1/4 OF NE1/4 EX
4.03 AC DESC IN QC 1394-2609.
333-355, QC 1190-747, DC 1248-

WILLIAMS BRENDA L
607 SW MAGELLAN CT
FORT WHITE, FL 32038

2027

09-7S-16-04160-000

BUILDING CHARACTERISTICS

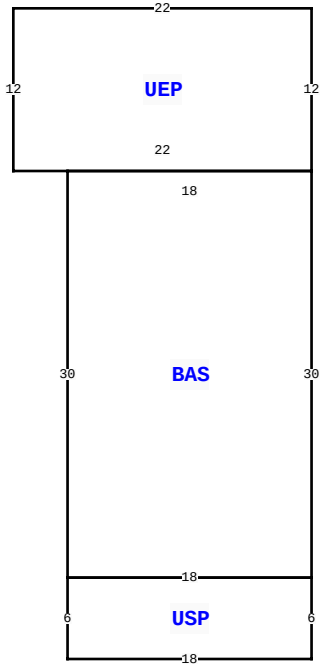
ELEMENT	CD	CONSTRUCTION
Exterior Wall	01	MINIMUM 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	9716.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	540	100		540	11,049
UEP	264	60		158	3,233
USP	108	35		38	778
TOTALS	912			736	15,060

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	736	41.3400	45.47	33,466	1920	1920	0	0	20	35.00	45.00

1 SINGLE FAM 100% - 2020 Heated Area: 540 HX Base Yr 2020



607 SW MAGELLAN, 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	0285	SALVAGE	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	100	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		15,060
TOTAL MARKET OB/XF VALUE		100
TOTAL LAND VALUE - MARKET		102,208
TOTAL MARKET VALUE		117,368
SOH/AGL Deduction		39,029
ASSESSED VALUE		78,339
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		26,928
TOTAL JUST VALUE		117,368
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		117,643

PERMIT NUM	DESCRIPTION	AMT	ISSUED
24675	REMODEL	25	06/26/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1190/0747	2/18/2010	QC	U	I	11	0

GRANTOR: ESSIE D MOSLEY

GRANTEE: ESSIE D MOSLEY & BR

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W18 S30 USP= S6 E18 N6 W18$ E18 N30$ UEP= N12 W22 S12 E22$.

LAND DESCRIPTION

TOTAL OB/XF 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	15.97	AC		1.00	1.00	0.80	8,000.00	6,400.00	102,208							

REVIEW DATE 06/30/2015 BY DF Total Acres: 15.97 Total Land Value: 102,208 Market: 0 Agricultural: 0 Common: 102,208 PRINTED 11/18/2026 BY SYS