E1/2 OF THE FOLLOWING DESC PRCL:
OF S1/2 OF NE1/4, RUN S 575.59 F
N 575.25 FT, W 757.09 FT TO POB.

OROSY TAYLOR
159 SW PLEASANT HILL GLN
FORT WHITE, FL 32038

2027

09-7S-16-04161-101

BUILDING CHARACTERISTICS

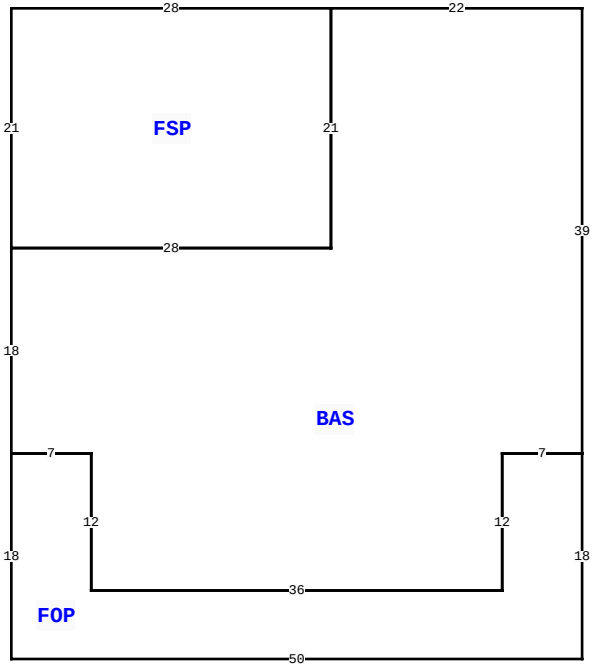
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	04	04 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	9716.0100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,794	100		1,794	225,087
FOP	468	30		140	17,566
FSP	588	40		235	29,485
TOTALS	2,850			2,169	272,136

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,169	130.3533	143.39	311,013	2004	2015	0	0	0	12.50	87.50

1 SINGLE FAM 100% - 2024 Heated Area: 1794 HX Base Yr 2024



159 SW PLEASANT HILL GLN, FORT WHITE

BLD DATE		LGL DATE	05/06/2026 MLU
XF DATE		LAND DATE	
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	0040	BARN,POLE	0	100	18	36	648.00	UT	8.00	8.00	100	2004	2004	3	100	5,184	
2	0210	GARAGE U	0	100	36	24	864.00	UT	0.00	0.00	100	2006	2006	3	100	15,000	
3	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	1,000	
4	0327	STABLES-SM	0	100	70	40	2,800.00	UT	9.00	9.00	100	2017	2017	3	100	25,200	
5	0166	CONC,PAVMT	0	100	210	10	2,100.00	UT	1.50	1.50	100	2008	2008	3	100	3,150	
6	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2004	2004	3	100	2,000	
7	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	500	
8	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	400	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		272,136
TOTAL MARKET OB/XF VALUE		52,434
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		389,570
SOH/AGL Deduction		0
ASSESSED VALUE		389,570
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		338,159
TOTAL JUST VALUE		389,570
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		394,524

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047285	Roof Replacement	13,796	05/22/2023
21158	SFR	292	10/14/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1492/2440	6/14/2023	WD	Q	I	01	485,000
GRANTOR: CAYSON TREVOR DARREN						
GRANTEE: OROSY TAYLOR						
1457/1411	1/21/2022	WD	Q	I	01	385,000
GRANTOR: FIGUEROA ABRAHAM						
GRANTEE: CAYSON TREVOR DARRE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W22 FSP= W28 S21 E28 N21$ S21 W28 S18 FOP= S18 E50 N18 W7 S12 W36N12 W7$ E7 S12 E36 N12 E7 N39$.

LAND DESCRIPTION

TOTAL OB/XF 52,434

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	5.00	AC		1.00	1.00	1.00	13,000.00	13,000.00	65,000							

REVIEW DATE 05/31/2023 BY jerry Total Acres: 5.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 11/18/2026 BY SYS