

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.

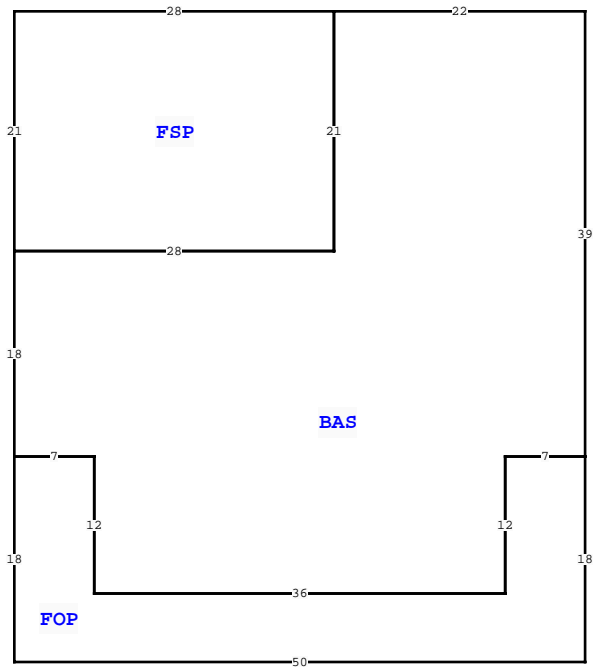
OROSY TAYLOR
159 SW PLEASANT HILL GLN
FORT WHITE, FL 32038

2026

09-7S-16-04161-101

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPK	70
Interior Floor	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
BAS	1,794	100	
FOP	468	30	
FSP	588	40	
TOTALS	2,850		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2024								
Heated Area: 1794						HX Base Yr 2024					



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			277,090
TOTAL MARKET OB/XF VALUE			52,434
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			394,524
SOH/AGL Deduction			3,918
ASSESSED VALUE			390,606
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			339,195
TOTAL JUST VALUE			394,524
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			383,482

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

EXTRA FEATURES																
L N	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	100	2004	2004	3	100	5,184	
2	0210	GARAGE U	0	100	36	24	864.00	UT	0.00	100	2006	2006	3	100	15,000	
3	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	100	2006	2006	3	100	1,000	
4	0327	STABLES-SM	0	100	70	40	2,800.00	UT	9.00	100	2017	2017	3	100	25,200	
5	0166	CONC, PAVMT	0	100	210	10	2,100.00	UT	1.50	100	2008	2008	3	100	3,150	
6	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	100	2004	2004	3	100	2,000	
7	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	100	2015	2015	3	100	500	
8	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	100	2015	2015	3	100	400	
TOTALS															52,434	

BUILDING NOTES			
159 SW PLEASANT HILL GLN, FORT WHITE			

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														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							