COMM NW COR OF S1/2 OF NE1/4, E
POB, CONT E 378.77 FT, S 575.09
N 575.25 FT TO POB. (AKA PART OF

MATHES CHAD M/MATHES HARVEST E
249 SW PLEASANT HILL GLN
FORT WHITE, FL 32038

2027

09-7S-16-04161-102

BUILDING CHARACTERISTICS

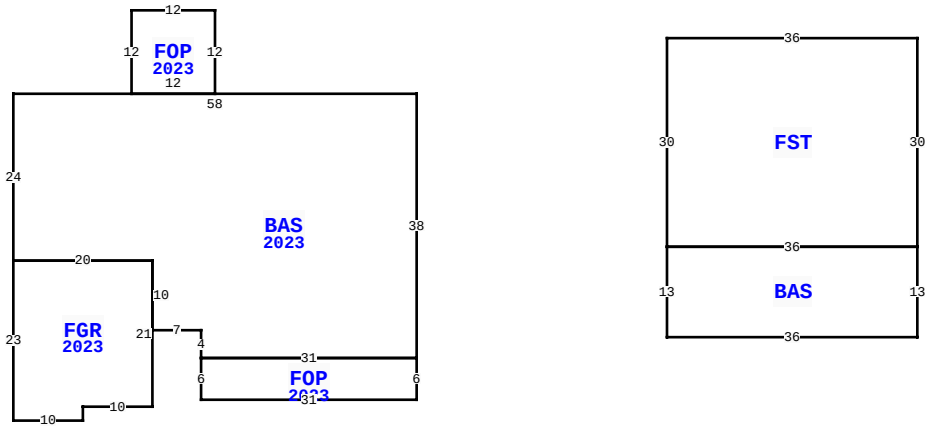
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 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	9716.0100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	468	100		468	52,251
BAS	1,896	100	2023	1,896	211,685
FGR	440	55	2023	242	27,019
FOP	144	30	2023	43	4,801
FOP	186	30	2023	56	6,252
FST	1,080	55		594	66,319
TOTALS	4,214			3,299	368,327

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,299	105.7300	116.30	383,674	2021	2021	0	0	0	4.00	96.00

1 SINGLE FAM 0% - 2025 Heated Area: 2364 HX Base Yr



249 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	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	500	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
3	0030	BARN,MT	0	0	0	0	1.00	UT	33,000.00	33,000.00	100	2022	2021		100	33,000	
4	0166	CONC,PAVMT	0	0	0	0	1.00	UT	200.00	200.00	100	2022	2021		100	200	
5	0294	SHED WOOD/	0	0	0	0	1.00	UT	4,200.00	4,200.00	100	2022	2021		100	4,200	
6	0166	CONC,PAVMT	0	0	0	0	480.00	UT	3.00	3.00	100	2023	2022		100	1,440	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	368,327
TOTAL MARKET OB/XF VALUE	46,340
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	479,667
SOH/AGL Deduction	0
ASSESSED VALUE	479,667
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	479,667
TOTAL JUST VALUE	479,667
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	486,381

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043581	New Residential C	326,000	01/24/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1578/43	9/21/2026	WD	Q	I	01	490,000
GRANTOR: COLEMAN STEVEN A						
GRANTEE: MATHES CHAD M						
1367/19	8/14/2018	WD	Q	I	01	62,000
GRANTOR: CARBEE R LAWRENCE						
GRANTEE: COLEMAN STEVEN A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=-9,20] W58 S24 E20 S10 E7 S4 E31 N38 $
FST=[ORIG=27,12] E36 S30 W36 N30 $
BAS=[ORIG=27,42] E36 S13 W36 N13 $
FGR=[YR=2023;ORIG=-47,44] W20 S23 E10 N2 E10 N21 $
FOP=[YR=2023;ORIG=-40,58] E31 S6 W31 N6 $
FOP=[YR=2023;ORIG=-50,8] E12 S12 W12 N12 $
.

LAND DESCRIPTION

TOTAL OB/XF 46,340

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	0200	C	MBL HM	0		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 12/13/2022 BY TW Total Acres: 5.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 11/18/2026 BY SYS