LOT 4 HERLONG ACRES S/D. EX .27
ADD'L RD R/W.

PEREIRA JUAN R/PEREIRA JUDITH
5052 SW HERLONG ST
FORT WHITE, FL 32038

2027

10-6S-16-03812-004

BUILDING CHARACTERISTICS

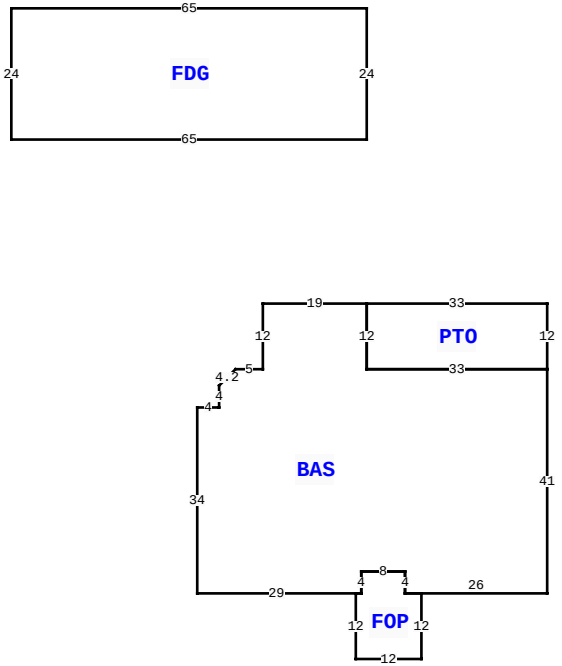
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Quality	03	03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	10616.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,788	100		2,788	150,869
FDG	1,560	60		936	50,650
FOP	176	30		53	2,868
PTO	396	5		20	1,083
TOTALS	4,920			3,797	205,469

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	3,797	79.3440	87.28	331,402	2007	2007	0	0	20	18.00	62.00

1 SINGLE FAM 0% - 2026 Heated Area: 2788 HX Base Yr



325 SW CHASTAIN GLN, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/10/2024 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	0180	FPLC 1STRY	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2007	2007	3	100	2,000	
2	0166	CONC,PAVMT	0	0	0	0	2,430.00	UT	3.00	3.00	100	2007	2007	3	100	7,290	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	205,469
TOTAL MARKET OB/XF VALUE	9,290
TOTAL LAND VALUE - MARKET	70,000
TOTAL MARKET VALUE	284,759
SOH/AGL Deduction	0
ASSESSED VALUE	284,759
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	284,759
TOTAL JUST VALUE	284,759
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	288,502

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055450	Remodel	1,000	04/09/2026
13200	SFR	465	10/17/1997
13201	GARAGE	85	10/17/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1534/926	2/06/2025	TR	U	I	38	400,000
GRANTOR: MORGAN JERRY R						
GRANTEE: PEREIRA JUAN R						
1420/0888	8/14/2020	LE	U	I	14	100
GRANTOR: JERRY R MORGAN (LIFE						
GRANTEE: JERRY R MORGAN REVO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W19 S12 W5 L3 D3 S4 W4 S34 E29 FOP= S12 E12 N12 W3 N4 W8 S4 W1$ E1 N4 E8 S4 E26 N41 PTO= N12 W33 S12 E33$ W33 N12$ PTR= N30 FDG= N24 W65 S24 E65$ S30$.

LAND DESCRIPTION

TOTAL OB/XF 9,290

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	1.00	LT		1.00	1.00	1.40	50,000.00	70,000.00	70,000							

REVIEW DATE 04/30/2026 BY KS Total Acres: 10.01 Total Land Value: 70,000 Market: 0 Agricultural: 0 Common: 70,000 PRINTED 11/17/2026 BY SYS