COMM SE COR OF SW1/4 OF SE1/4, R
W 1995.21 FT FT FOR POB, CONT W
S 670.51 FT, E 325.72 FT, N 669.

GEORGE M STRAWDER JR
P O BX 854
FORT WHITE, FL 32038-0854

2027

10-7S-16-04171-001

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	10716.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

504 SW PHOENIX GLN, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	65,000
SOH/AGL Deduction	11,853
ASSESSED VALUE	53,147
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	53,147
TOTAL JUST VALUE	65,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	65,000

SALE:1:1: 20 AC

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049617	New Residential C	100,000	10/05/2026

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1479/2488	11/17/2022	LE	U	I	14	100
GRANTOR: STRAWDER GEORGE M SR						
GRANTEE: STRAWDER JAMARIDAIS						
1452/2207	11/03/2021	LE	U	I	14	100
GRANTOR: STRAWDER GEORGE M SR						
GRANTEE: STRAWDER JAMARI DAI						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0000	C	VAC RES	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 07/01/2026 BY NH Total Acres: 5.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 11/18/2026 BY SYS