COMM SE COR OF SW1/4 OF SE1/4, R
W 1342.35 FT FOR POB, CONT W 652
669.54 FT, E 652.85 FT, N 667.58

QUIRK ALICE M
442 SW PHOENIX GLN
FORT WHITE, FL 32038

2026

10-7S-16-04171-007

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
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

442 SW PHOENIX GLN, FORT WHITE

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	27,840
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	92,840
SOH/AGL Deduction	0
ASSESSED VALUE	92,840
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	92,840
TOTAL JUST VALUE	92,840
NCON VALUE	27,840
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1555/458	11/17/2025	WD	Q	V	01	120,000

GRANTOR: HAMRIC BRADY

GRANTEE: QUIRK ALICE M

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
1	0294	SHED WOOD/	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2026	2025		100	2,000	
2	0040	BARN,POLE	0	0	0	0	1.00	UT	15,400.00	15,400.00	100	2026	2025		100	15,400	
3	0294	SHED WOOD/	0	0	12	12	1.00	UT	3,440.00	3,440.00	100	2026	2025		100	3,440	
4	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100	2026	2025		100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 27,840

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	0700	C	MISC RES	0			0.00	0.00	5.00	AC		1.00	1.00	1.00	13,000.00	13,000.00	65,000							

REVIEW DATE 02/06/2026 BY TP Total Acres: 5.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 05/13/2026 BY SYS