BEG SE COR OF SW1/4 OF SW1/4,
RUN W 654.56 FT, N 666.82 FT,
E 654.56 FT, S 666.81 FT TO

MCPHEARSON MELODY L
544 SW GIDEON PLACE
FORT WHITE, FL 32038

2027

14-7S-16-04226-109

BUILDING CHARACTERISTICS

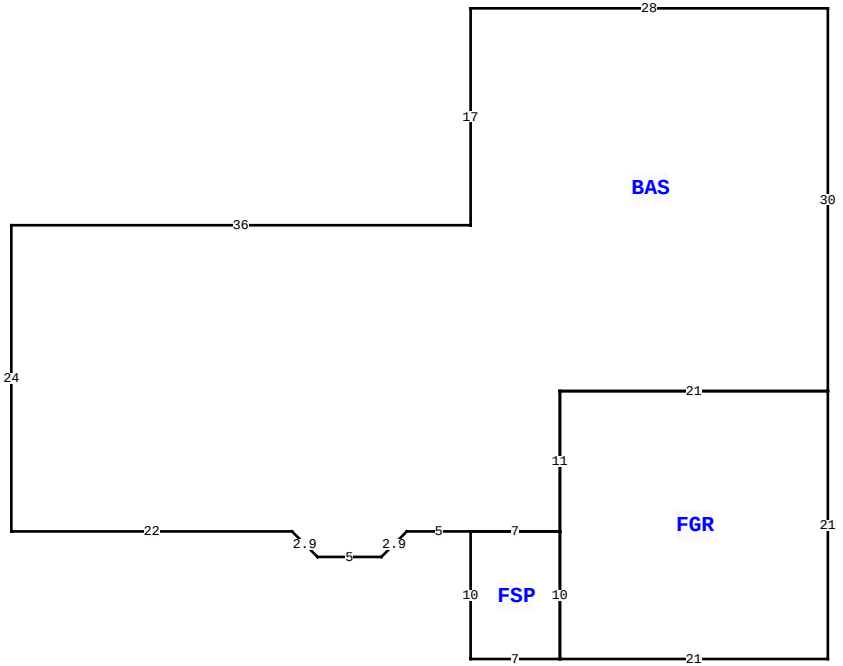
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	14716.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,795	100		1,795	181,159
FGR	441	55		243	24,525
FSP	70	40		28	2,826
TOTALS	2,306			2,066	208,509

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,066	119.1582	131.07	270,791	2002	2002	0	0	0	23.00	77.00

1 SINGLE FAM 0% - 0 Heated Area: 1795 HX Base Yr



544 SW GIDEON PL, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 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	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2002	2002	3	100	1,200	
2	0166	CONC,PAVMT	0	0	17	23	391.00	UT	2.00	2.00	100	2002	2002	3	100	782	
3	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	1,900	
4	0080	DECKING	0	0	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	1,200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	208,509
TOTAL MARKET OB/XF VALUE	5,082
TOTAL LAND VALUE - MARKET	110,110
TOTAL MARKET VALUE	323,701
SOH/AGL Deduction	0
ASSESSED VALUE	323,701
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	323,701
TOTAL JUST VALUE	323,701
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	327,503

SALE:3:1: 10.01 AC

SALE:2:1: FORECLOSURE

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19239	SFR	317	02/19/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1236/1380	6/04/2012	WD	Q	I	01	190,900
GRANTOR: SHIRLEY WARE (UNREMAR						
GRANTEE: MELODY L MCPHEARSON						
1035/2578	9/24/2004	WD	Q	I	01	0
GRANTOR: MANUEL CARMONA						
GRANTEE: WARE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W28 S17 W36 S24 E22 D2 R2 E5 R2 U2 E5 FSP= S10 E7 N10 W7$ E7 FGR= S10 E21 N21 W21 S11$ N11 E21 N30$.

LAND DESCRIPTION

TOTAL OB/XF 5,082

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		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	11,000							
2	0000	C	VAC RES	0		00	0.00	0.00	9.01	AC		1.00	1.00	1.00	11,000.00	11,000.00	99,110							

REVIEW DATE 07/07/2015 BY TW Total Acres: 10.01 Total Land Value: 110,110 Market: 0 Agricultural: 0 Common: 110,110 PRINTED 11/17/2026 BY SYS