

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

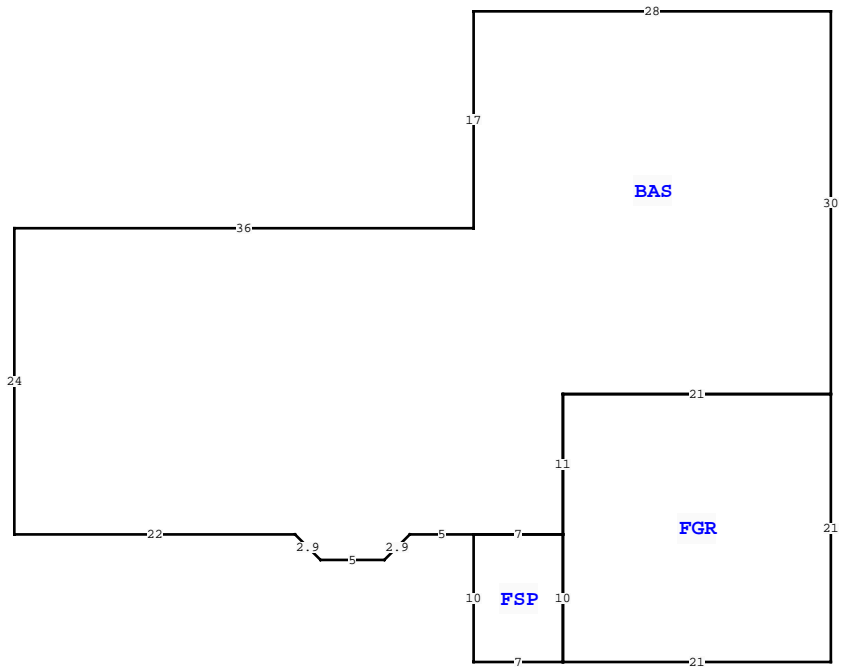
2026

14-7S-16-04226-109



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	17	MSNRY STUC	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	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
BAS	1,795	100	
FGR	441	55	
FSP	70	40	
TOTALS	2,306		
		2,066	212,311

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	133.46	275,728	2002	2002	0	0	23.00	77.00		
1 SINGLE FAM 0% - 0 Heated Area: 1795 HX Base Yr													



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE	212,311			
TOTAL MARKET OB/XF VALUE	5,082			
TOTAL LAND VALUE - MARKET	110,110			
TOTAL MARKET VALUE	327,503			
SOH/AGL Deduction	1,119			
ASSESSED VALUE	326,384			
TOTAL EXEMPTION VALUE	0			
BASE TAXABLE VALUE	326,384			
TOTAL JUST VALUE	327,503			
NCON VALUE	0			
INCOME VALUE	0			
PREVIOUS YEAR MKT VALUE	315,245			

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	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

EXTRA FEATURES																
L N	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	1.00	UT	1,200.00	1,200.00	100	2002	2002	3	100	1,200	
2	0166	CONC, PAVMT	0	0	17	391.00	UT	2.00	2.00	100	2002	2002	3	100	782	
3	0294	SHED WOOD/	0	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	1,900	
4	0080	DECKING	0	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	1,200	

LAND DESCRIPTION														TOTAL OB/XF										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							