COMM SW COR OF NE1/4 OF NW1/4, N
FOR POB, W 15.11 FT, N 623.50 FT
SW CR-778, ALONG CURVE 29.39 FT,

GAVERE GEOFFERY/GAVERE LINDA
227 SW SEDONA CT
FORT WHITE, FL 32038

2027

18-7S-17-10017-005

BUILDING CHARACTERISTICS

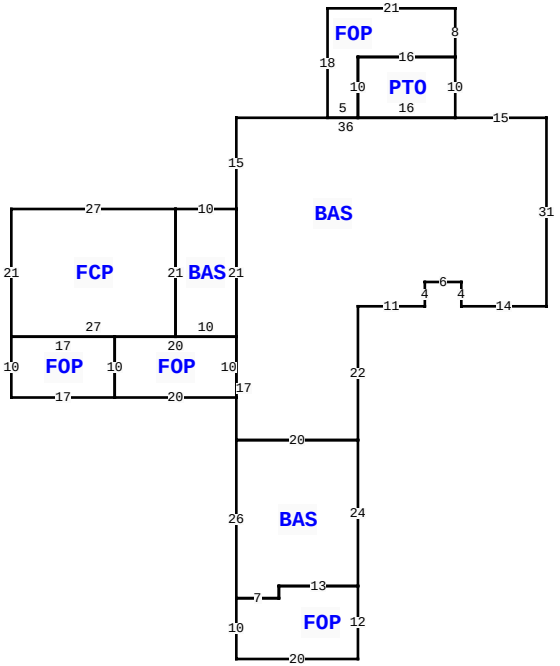
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	18717.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	210	100		210	20,889
BAS	494	100		494	49,139
BAS	1,997	100		1,997	198,647
FCP	567	25		142	14,125
FOP	170	30		51	5,073
FOP	200	30		60	5,969
FOP	218	30		65	6,466
FOP	226	30		68	6,764
PTO	160	5		8	796
TOTALS	4,242			3,095	307,868

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,095	120.5710	132.63	410,490	1991	2000	0	0	0	25.00	75.00

1 SINGLE FAM 100% - 2006 Heated Area: 2701 HX Base Yr 2006



227 SW SEDONA CT, FORT WHITE

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	307,868
TOTAL MARKET OB/XF VALUE	75,674
TOTAL LAND VALUE - MARKET	74,052
TOTAL MARKET VALUE	457,594
SOH/AGL Deduction	119,309
ASSESSED VALUE	338,285
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	286,874
TOTAL JUST VALUE	457,594
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	463,188

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052006	Roof Replacement	28,800	01/07/2025
25382	ADDN SFR	143	01/08/2007
24207	M H	402	03/09/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1275/1977	6/05/2014	WD	U	I	11	100
GRANTOR: DANIELE WYLES CASON &						
GRANTEE: GEOFFERY B & LINDA						
1269/0611	1/24/2014	WD	U	I	12	70,000
GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: GEOFFERY B & LINDA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W15 PTO= N10 FOP= N8 W21 S18 E5 N10 E16$ W16 S10 E16$ W36 S15 BAS= W10 FCP= W27 S21 E27 N21$ S21 E10 N21$ S21 FOP= W20 FOP= W17 S10 E17 N10$ S10 E20 N10$ S17 BAS= S26 FOP= S10 E20 N12 W13 S2 W7$ E7 N2 E13 N24 W20$ E20 N22 E11 N4 E6 S4 E14 N31$.

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	0166	CONC,PAVMT	0	100	22	20	440.00	UT	2.50	2.50	100	0	0	3	100	1,100	
2	0166	CONC,PAVMT	0	100	4	33	132.00	UT	2.50	2.50	100	0	0	3	100	330	
3	0040	BARN,POLE	0	100	12	30	360.00	UT	3.00	3.00	100	0	0	3	100	1,080	
4	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
5	0294	SHED WOOD/	0	100	12	12	144.00	UT	7.50	7.50	100	0	0	3	100	1,080	
6	0166	CONC,PAVMT	0	100	0	0	572.00	UT	2.00	2.00	100	0	0	3	100	1,144	
7	0251	LEAN TO W/	0	100	12	30	360.00	UT	4.00	4.00	100	0	0	3	100	1,440	
8	0040	BARN,POLE	0	100	40	50	2,000.00	UT	13.00	13.00	100	0	0	3	100	26,000	
9	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	500	
10	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	11,000	

LAND DESCRIPTION

TOTAL OB/XF 45,674

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	100		A-1	0.00	0.00	7.48	AC		1.00	1.00	0.90	11,000.00	9,900.00	74,052							

REVIEW DATE 03/10/2025 BY jerry Total Acres: 7.48 Total Land Value: 74,052 Market: 0 Agricultural: 0 Common: 74,052 PRINTED 11/17/2026 BY SYS

COMM SW COR OF NE1/4 OF NW1/4, N
FOR POB, W 15.11 FT, N 623.50 FT
SW CR-778, ALONG CURVE 29.39 FT,

GAVERE GEOFFERY/GAVERE LINDA
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2027

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COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 — 3

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BUILDING NOTES

BUILDING DIMENSIONS

EXTRA FEATURES

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11	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	26,000	
12	0285	SALVAGE	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,500	
13	0263	PRCH,USP	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	2,500	

LAND DESCRIPTION

TOTAL OB/XF 30,000

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

REVIEW DATE 03/10/2025 BY jerry Total Acres: 7.48 Total Land Value: 74,052 Market: 0 Agricultural: 0 Common: 74,052 PRINTED 11/17/2026 BY SYS