

N 660 FT OF SW1/4 OF SW1/4.
777-2153, WD 998-87, WD 999-759,

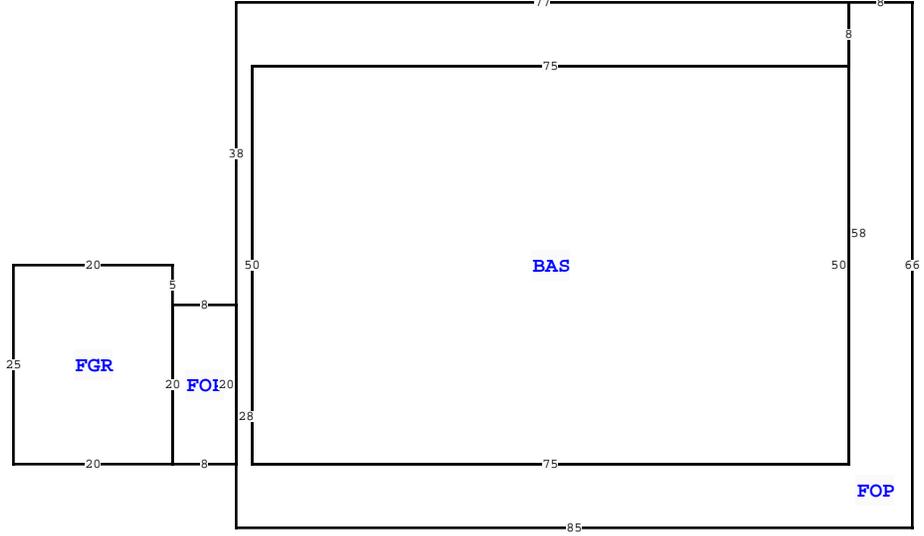
HATCH BRYAN DIXON/HATCH KIMBERLY ANN
412 SW HERSCHEL CT
FORT WHITE, FL 32038-3768

2026

19-6S-17-09698-031

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	14	PREFIN MT	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		3	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	100
Condition Adj	04	04	100
Kitchen Adjus	01	01	100
Quality	07	07	
DOR CODE	5000	IMPROVED	AG
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	19617.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	3,750	100	
FGR	500	55	
FOP	160	30	
FOP	1,860	30	
TOTALS	6,270		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2023								
			Heated Area: 3750			HX Base Yr 2023					



COLUMBIA COUNTY PROPERTY		PAGE 1 of 2	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		833,012	
TOTAL MARKET OB/XF VALUE		17,944	
TOTAL LAND VALUE - MARKET		160,000	
TOTAL MARKET VALUE		861,876	
SOH/AGL Deduction		32,155	
ASSESSED VALUE		829,721	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		778,310	
TOTAL JUST VALUE		1,010,956	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		965,529	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047611	Mobile Home		07/06/2023
000043347	Roof Replacement	30,595	12/09/2021
21298	SFR	940	01/21/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1471/955	6/17/2022	WD Q	Q	I	01	785,000
GRANTOR: DAVIS ANTHONY BRYCE						
GRANTEE: HATCH BRYAN DIXON						
1161/0852	10/29/2008	WD Q	Q	I	01	100
GRANTOR: ANTHONY DAVIS						
GRANTEE: ANTHONY BRYCE DAVIS						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0040	BARN,POLE	0	100	38	48	UT	6.00	6.00	100	2013
2	9945	Well/Sept	0	100	0	0	UT	7,000.00	7,000.00	100	2024

TOTAL OB/XF												17,944												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	1.00	AC		1.00	1.00	1.00	8,000.00	8,000.00	8,000							
2	6200	A	PASTURE 3	100					9.00	AC		1.00	1.00	1.00	280.00	280.00	2,520							
3	5910	A	SWAMP/CYPRES	100					10.00	AC		1.00	1.00	1.00	40.00	40.00	400							
4	9910	M	MKT.VAL.AG	100					19.00	AC		1.00	1.00	1.00	8,000.00	8,000.00	152,000							

BUILDING NOTES											
BAS=[ORIG=0,0] W75 S50 E75 N50 \$											
FOP=[ORIG=0,0] N8 W77 S38 S28 E85 N66 W8 S58 W75 N50 E75 \$											
FGR=[ORIG=-85,30] N5 W20 S25 E20 N20 \$											
FOP=[ORIG=-77,30] W8 S20 E8 N20 \$											

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	1.00	AC		1.00	1.00	1.00	8,000.00	8,000.00	8,000							
2	6200	A	PASTURE 3	100					9.00	AC		1.00	1.00	1.00	280.00	280.00	2,520							
3	5910	A	SWAMP/CYPRES	100					10.00	AC		1.00	1.00	1.00	40.00	40.00	400							
4	9910	M	MKT.VAL.AG	100					19.00	AC		1.00	1.00	1.00	8,000.00	8,000.00	152,000							

