COMM NE COR, RUN S 2658.81 FT,
W 567 FT, S 1288.42 FT FOR
POB, CONT S 651.48 FT, W 667.2

GALIGER PATRICIA JEANNE
495 SW UNITY COURT
FT WHITE, FL 32038

2027

24-7S-16-04317-130

BUILDING CHARACTERISTICS

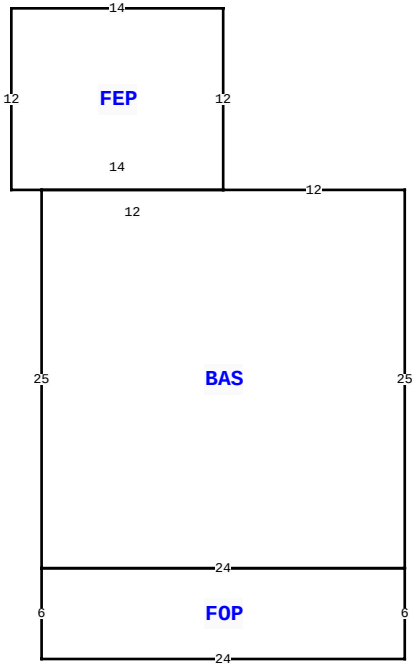
ELEMENT	CD	CONSTRUCTION
Exterior Wall	06	BD/BATTEN 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	02	WALL BD/WD 50
Interior Wall	05	DRYWALL 50
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	24716.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	600	100		600	36,629
FEP	168	80		134	8,180
FOP	144	30		43	2,625
TOTALS	912			777	47,434

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	777	85.3830	93.92	72,976	1950	1950	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2004 Heated Area: 600 HX Base Yr 2004



495 SW UNITY CT, FORT WHITE

BLD DATE		LGL DATE	05/06/2026 MLU
XF DATE		LAND DATE	
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	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	300	
2	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	50	
3	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	50	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	47,434
TOTAL MARKET OB/XF VALUE	400
TOTAL LAND VALUE - MARKET	110,110
TOTAL MARKET VALUE	72,319
SOH/AGL Deduction	33,486
ASSESSED VALUE	38,833
TOTAL EXEMPTION VALUE	HX HB 25,000
BASE TAXABLE VALUE	13,833
TOTAL JUST VALUE	157,944
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	158,808

SALE:4:1: 10.01 AC

SALE:3:1: TRACT 30 LYN-DEE DAIRY-REPO

SALE:2:1: TRACT 30 LYN-DEE DAIRY

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20821	REMODEL	80	06/26/2003
20794	RELOCATE	100	06/12/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1253/0190	4/15/2013	WD	U	I	14	100
GRANTOR: PATRICIA JEANNE GALIG						
GRANTEE: SAMUEL C & JOHANNA						
0981/0174	4/16/2003	WD	U	V	09	40,000
GRANTOR: CORVO & CRUZ						
GRANTEE: PATRICIA JEANNE GAL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 FEP= N12 W14 S12 E14$ W12 S25 FOP= S6 E24N6 W24$ E24 N25$.

LAND DESCRIPTION

TOTAL OB/XF 400

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	2.01	AC		1.00	1.00	1.00	11,000.00	11,000.00	22,110							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	6.50	AC		1.00	1.00	1.00	280.00	280.00	1,820							
3	5200	A	CROPLAND 2	0		A-1	0.00	0.00	1.50	AC		1.00	1.00	1.00	370.00	370.00	555							
4	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	8.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	88,000							

REVIEW DATE 07/13/2015 BY DF Total Acres: 10.01 Total Land Value: 24,485 Market: 88,000 Agricultural: 2,375 Common: 22,110 PRINTED 11/17/2026 BY SYS