

COMM SE COR OF NE1/4, RUN W 523.  
 CONT W 523.43 FT, N 982.65 FT, E  
 982.26 FT TO POB, AKA PRCL# 10.

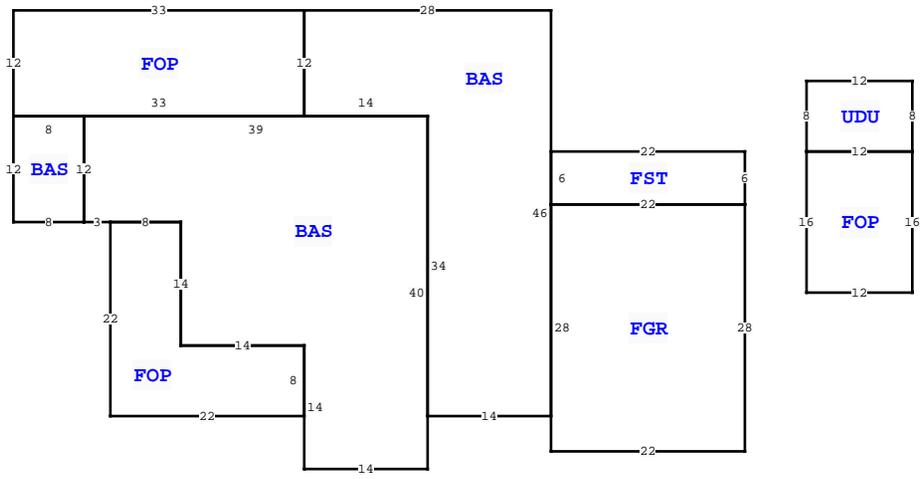
HUTCHISON DAVE/HUTCHISON DONNA  
 PO BOX 644  
 FORT WHITE, FL 32038

**2026**

30-6S-16-03986-000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	13	LAM/VNLPLK	50
Interior Floo	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	100
Quality	06	06	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	30616.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	96	100	
BAS	812	100	
BAS	1,056	100	
FGR	616	55	
FOP	192	30	
FOP	288	30	
FOP	396	30	
FST	132	55	
UDU	96	55	
TOTALS	3,684		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,692	111.3840	126.98	341,830	2014	2021	0	0	4.00	96.00
3 SINGLE FAM			100% - 2021	Heated Area: 1964		HX Base Yr 2021					



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		328,157	
TOTAL MARKET OB/XF VALUE		76,960	
TOTAL LAND VALUE - MARKET		107,370	
TOTAL MARKET VALUE		512,487	
SOH/AGL Deduction		162,489	
ASSESSED VALUE		349,998	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		298,587	
TOTAL JUST VALUE		512,487	
NCON VALUE		27,900	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		483,786	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052633	Storage Building	23,188	03/18/2025
000041525	Screen Enclosure	12,000	03/16/2021
41014	SFR		12/14/2020
40539	ADDN SFR	0	09/16/2020
31889	SFR	428	04/15/2014
14953	M H	125	01/15/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1260/0893	8/21/2013	WD	U	I	12	35,000
GRANTOR: PROCESSING CONSULTANT						
GRANTEE: DAVE & DONNA HUTCHI						
1260/0891	6/03/2011	QC	U	I	11	42,900
GRANTOR: JOSE & BEATRIZ LENTII						
GRANTEE: PROCESSING CONSULTA						

EXTRA FEATURES		BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE					
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	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	800	
2	0166	CONC, PAVMT	0	100	25	23	1.00	UT	1,437.50	1,437.50	100	2021	2021		100	1,438	
3	0282	POOL ENCL	0	100	28	42	1,176.00	UT	15.00	15.00	100	2021	2021		75	13,230	
4	0280	POOL R/CON	0	100	0	0	516.00	UT	70.00	70.00	100	2021	2021		93	33,592	
5	0030	BARN, MT	0	100	0	0	1.00	UT	27,500.00	27,500.00	100	2026	2025		100	27,500	
6	0166	CONC, PAVMT	0	100	0	0	1.00	UT	400.00	400.00	100	2026	2025		100	400	

TOTAL OB/XF												76,960					
542 SW ANGEL GLN, FORT WHITE																	

BUILDING NOTES																	
BAS=[ORIG=0,0] W39 S12 E3 E8 S14 E14 S14 E14 N40 \$																	
BAS=[ORIG=14,-12] W28 S12 E14 S34 E14 N46 \$																	
FGR=[ORIG=14,10] E22 S28 W22 N28 \$																	
FOP=[ORIG=-47,-12] E33 S12 W33 N12 \$																	
FOP=[ORIG=-36,12] S22 E22 N8 W14 N14 W8 \$																	
FOP=[ORIG=43,4] E12 S16 W12 N16 \$																	
FST=[ORIG=14,4] E22 S6 W22 N6 \$																	
UDU=[ORIG=43,-4] E12 S8 W12 N8 \$																	
BAS=[ORIG=-47,0] E8 S12 W8 N12 \$																	

BUILDING DIMENSIONS																	
BAS=[ORIG=0,0] W39 S12 E3 E8 S14 E14 S14 E14 N40 \$																	
BAS=[ORIG=14,-12] W28 S12 E14 S34 E14 N46 \$																	
FGR=[ORIG=14,10] E22 S28 W22 N28 \$																	
FOP=[ORIG=-47,-12] E33 S12 W33 N12 \$																	
FOP=[ORIG=-36,12] S22 E22 N8 W14 N14 W8 \$																	
FOP=[ORIG=43,4] E12 S16 W12 N16 \$																	
FST=[ORIG=14,4] E22 S6 W22 N6 \$																	
UDU=[ORIG=43,-4] E12 S8 W12 N8 \$																	
BAS=[ORIG=-47,0] E8 S12 W8 N12 \$																	

LAND DESCRIPTION																								
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	100		A-1	0.00	0.00	11.93	AC		1.00	1.00	1.00	9,000.00	9,000.00	107,370							