

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.

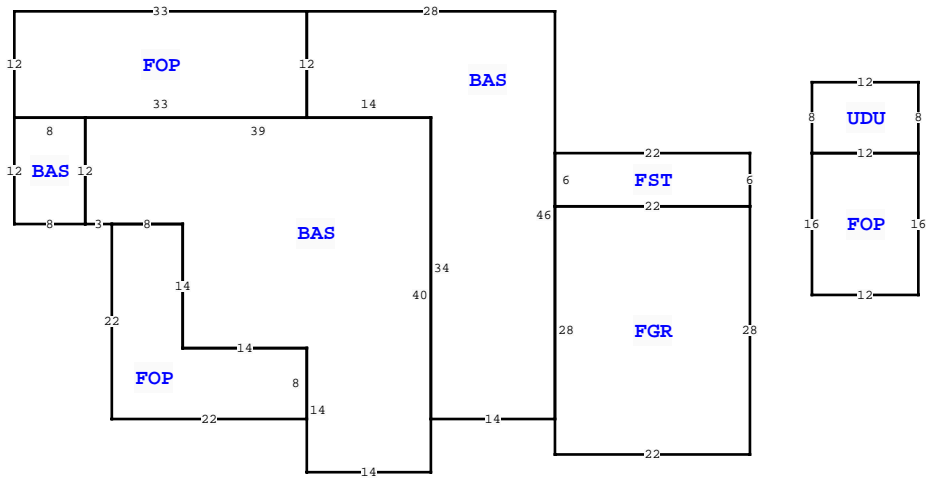
HUTCHISON DAVE/HUTCHISON DONNA
 PO BOX 644
 FORT WHITE, FL 32038

2026

30-6S-16-03986-000

BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
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/VNLPK 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

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	124.75	335,827	2014	2021	0	0	0	4.00	96.00
3 SINGLE FAM 100% - 2021 Heated Area: 1964 HX Base Yr 2021												



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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	96	100		96	11,497
BAS	812	100		812	97,245
BAS	1,056	100		1,056	126,467
FGR	616	55		339	40,598
FOP	192	30		58	6,947
FOP	288	30		86	10,300
FOP	396	30		119	14,251
FST	132	55		73	8,743
UDU	96	55		53	6,348
TOTALS	3,684			2,692	322,394

542 SW ANGEL GLN, FORT WHITE

BLD DATE	LGL DATE	04/08/2025	MLU
XF DATE	LAND DATE		
INC DATE	AG DATE		

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	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	

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY			STANDARD	
VALUATION BY	Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			322,394	
TOTAL MARKET OB/XF VALUE			76,960	
TOTAL LAND VALUE - MARKET			107,370	
TOTAL MARKET VALUE			506,724	
SOH/AGL Deduction			156,726	
ASSESSED VALUE			349,998	
TOTAL EXEMPTION VALUE	HX HB		51,411	
BASE TAXABLE VALUE			298,587	
TOTAL JUST VALUE			506,724	
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 LENTI						
GRANTEE: PROCESSING CONSULTA						

BUILDING NOTES

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