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 DAVID AND DONNA TRUST DATED MAY 27, 2026
542 SW ANGEL GLN
FORT WHITE, FL 32038

2027

30-6S-16-03986-000

BUILDING CHARACTERISTICS

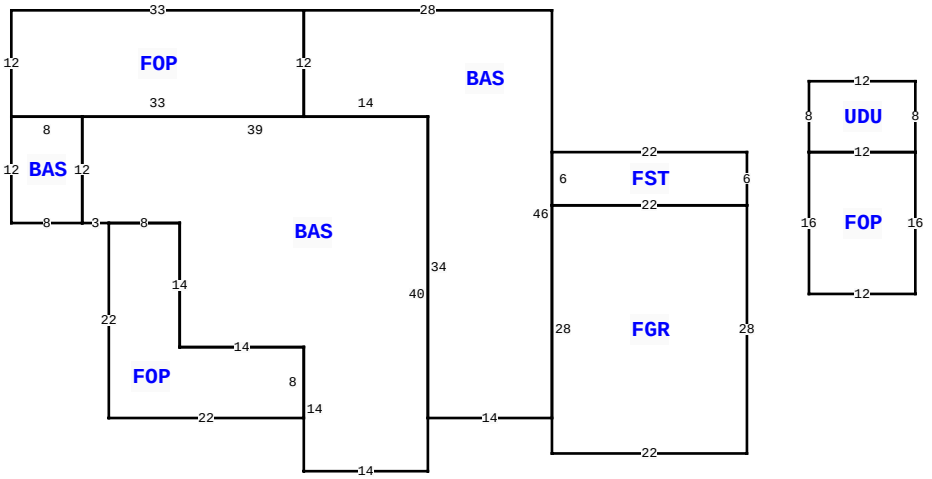
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	96	100		96	11,292
BAS	812	100		812	95,507
BAS	1,056	100		1,056	124,206
FGR	616	55		339	39,873
FOP	192	30		58	6,822
FOP	288	30		86	10,116
FOP	396	30		119	13,997
FST	132	55		73	8,586
UDU	96	55		53	6,234
TOTALS	3,684			2,692	316,631

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	122.52	329,824	2014	2021	0	0	0	4.00	96.00

3 SINGLE FAM 100% - 2021 Heated Area: 1964 HX Base Yr 2021



542 SW ANGEL GLN, FORT WHITE

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

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	316,631
TOTAL MARKET OB/XF VALUE	76,960
TOTAL LAND VALUE - MARKET	107,370
TOTAL MARKET VALUE	500,961
SOH/AGL Deduction	140,463
ASSESSED VALUE	360,498
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	309,087
TOTAL JUST VALUE	500,961
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	506,724

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
1574/475	7/08/2026	QC	U	I	11	0
GRANTOR: HUTCHISON DAVE						
GRANTEE: HUTCHISON DAVID AND						
1260/0893	8/21/2013	WD	U	I	12	35,000
GRANTOR: PROCESSING CONSULTANT						
GRANTEE: DAVE & DONNA HUTCHI						

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 76,960

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	11.93	AC		1.00	1.00	1.00	9,000.00	9,000.00	107,370							

REVIEW DATE 05/20/2026 BY JB Total Acres: 11.93 Total Land Value: 107,370 Market: 0 Agricultural: 0 Common: 107,370 PRINTED 11/17/2026 BY SYS