BEG AT NW COR OF S1/2 OF NW1/4
OF NE1/4, RUN E 527.51 FT, S
983.46 FT, W 525.47 FT, NORTH

GILLETTE CHARLES J/GILLETTE MELISSA L
PO BOX 763
FORT WHITE, FL 32038

2027

30-6S-16-03986-002

BUILDING CHARACTERISTICS

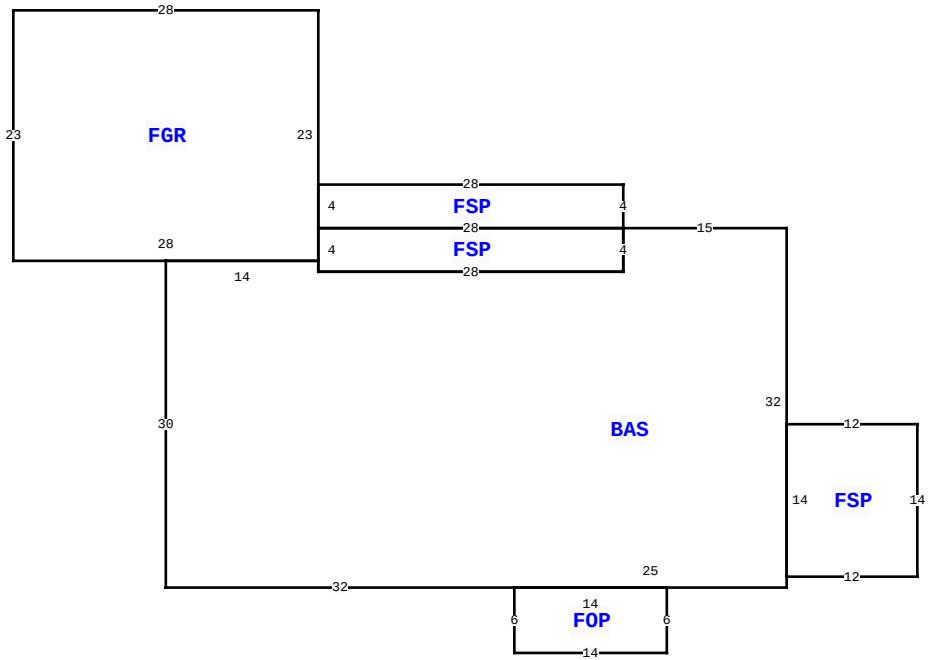
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
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	1,727	100		1,727	152,591
FGR	644	55		354	31,278
FOP	84	30		25	2,209
FSP	112	40		45	3,976
FSP	112	40		45	3,976
FSP	168	40		67	5,920
TOTALS	2,847			2,263	199,949

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,263	108.5430	119.40	270,202	1999	1999	0	0	0	26.00	74.00

2 SINGLE FAM 100% - 2018 Heated Area: 1727 HX Base Yr 2018



824 SW ANGEL GLN, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 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	0166	CONC,PAVMT	0	100	0	0	648.00	UT	1.50	1.50	100	1999	1999	3	100	972	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1999	1999	3	100	1,200	
3	0280	POOL R/CON	0	100	18	40	720.00	UT	70.00	70.00	100	2002	2002	3	40	20,160	
4	0282	POOL ENCL	0	100	32	54	1,728.00	UT	15.00	15.00	100	2002	2002	3	40	10,368	
5	0020	BARN,FR	0	100	20	30	600.00	UT	7.50	7.50	100	1999	1999	3	100	4,500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	199,949
TOTAL MARKET OB/XF VALUE	37,200
TOTAL LAND VALUE - MARKET	213,420
TOTAL MARKET VALUE	252,863
SOH/AGL Deduction	67,207
ASSESSED VALUE	185,656
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	134,245
TOTAL JUST VALUE	450,569
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	454,204

SALE:4:1: 11.84 ACRES

SALE:3:1: REPO

BLDG:1:1: FLEE MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042575	Roof Replacement	11,500	08/18/2021
19891	POOL	175	08/26/2002
15283	SFR	280	03/25/1999
9788	M H	125	06/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1338/0956	6/08/2017	WD	Q	I	01	200,000
GRANTOR: KENT MCCORD						
GRANTEE: CHARLES J & MELISSA						
1275/0726	5/27/2014	WD	Q	I	01	280,000
GRANTOR: RAYMOND & TERESA METR						
GRANTEE: KENT MCCORD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W15 FSP= N4 W28 S4 E28$ FSP= W28 S4 E28 N4$ S4 W28 N1
FGR= N23 W28 S23 E28 $ W14 S30 E32 FOP= S6 E14 N6 W14$ E25 N1
FSP= E12 N14 W12 S14$ N32$.

LAND DESCRIPTION

TOTAL OB/XF 37,200

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	1.00	AC		1.00	1.00	1.00	6,000.00	6,000.00	6,000							
2	5600	A	TIMBER 3	0		A-1	0.00	0.00	34.57	AC		1.00	1.00	1.00	281.00	281.00	9,714							
3	9910	M	MKT.VAL.AG	0		00	0.00	0.00	34.57	AC		1.00	1.00	1.00	6,000.00	6,000.00	207,420							

REVIEW DATE 05/20/2026 BY JB Total Acres: 35.57 Total Land Value: 15,714 Market: 207,420 Agricultural: 9,714 Common: 6,000 PRINTED 11/17/2026 BY SYS