

COMM NE COR OF S1/2 OF NE1/4 OF
W 527.51 FT FOR POB, CONT W 527.
FT, E 525.48 FT, N 982.26 FT TO

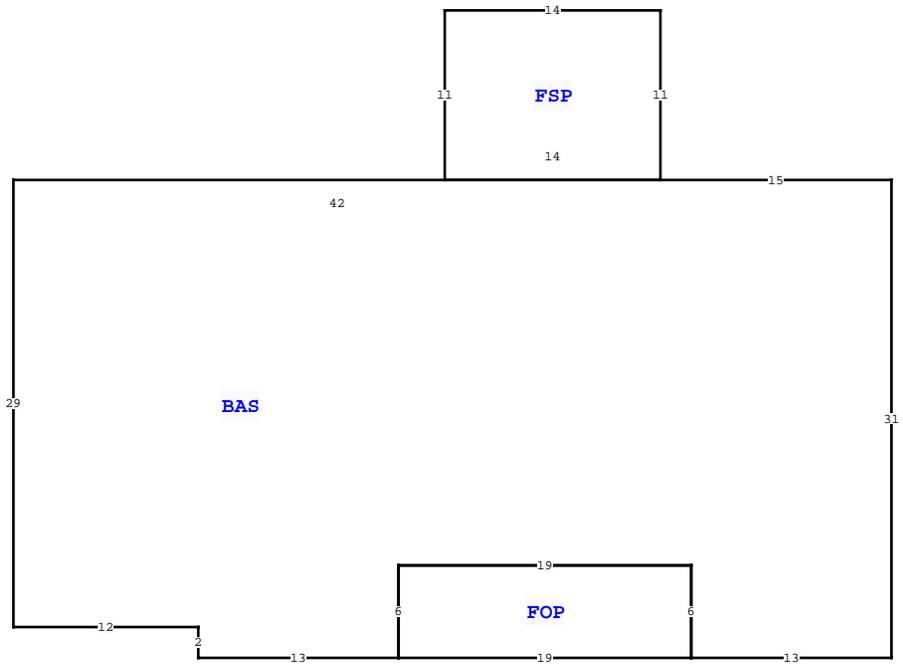
DAVIS GARY L/DAVIS RUSSELL A
PO BOX 652
FORT WHITE, FL 32038

2026

30-6S-16-03986-009


| ELEMENT | CD | CONSTRUCTION |
|---------------|----|----------------|
| Exterior Wall | 19 | COMMON BRK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 08 | SHT VINYL 100 |
| 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 |
| Architctual | 05 | CONV 100 |
| Units | | 0 100 |
| Condition Adj | 03 | 03 100 |
| Kitchen Adjus | 01 | 01 100 |

| MARKET ADJUSTMENTS | | | | | | | | | | | | | |
|--|-----|-----------|-------------|----------------|----------------|------|------|------|------|-------|--------|--|--|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND | | |
| 0100 | 01 | 1,725 | 110.7400 | 126.24 | 217,764 | 1999 | 1999 | 0 | 0 | 26.00 | 74.00 | | |
| 1 SINGLE FAM 100% - 2000 Heated Area: 1629 HX Base Yr 2000 | | | | | | | | | | | | | |



| | | | | | |
|------------------|------------------|---------------|------|--------------|----------------------|
| Quality | 05 | 05 | | | |
| 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 | 1,629 | 100 | | 1,629 | 152,177 |
| FOP | 114 | 30 | | 34 | 3,176 |
| FSP | 154 | 40 | | 62 | 5,792 |
| TOTALS | 1,897 | | | 1,725 | 161,145 |

569 SW ANGEL GLN, FORT WHITE

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

| 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 | 0190 | FPLC PF | 0 | 100 | 0 | 1.00 | UT | 1,200.00 | 1,200.00 | 100 | 1999 | 1999 | 3 | 100 | 1,200 | |
| 2 | 0166 | CONC,PAVMT | 0 | 100 | 0 | 306.00 | UT | 1.50 | 1.50 | 100 | 1999 | 1999 | 3 | 100 | 459 | |
| 3 | 0296 | SHED METAL | 0 | 100 | 10 | 80.00 | UT | 5.00 | 5.00 | 70 | 1999 | 1999 | 3 | 70 | 280 | |

TOTAL OB/XF 1,939

| 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 | 11.87 | AC | | 1.00 | 1.00 | 1.00 | 9,000.00 | 9,000.00 | 106,830 | | | | | | | |

| COLUMBIA COUNTY PROPERTY | | | PAGE 1 of 1 | 3 |
|---------------------------|--|--|-------------|---|
| VALUATION SUMMARY | | | | |
| VALUATION BY | | | STANDARD | |
| Tax Group: 3 | | | Tax Dist: | |
| BUILDING MARKET VALUE | | | 161,145 | |
| TOTAL MARKET OB/XF VALUE | | | 1,939 | |
| TOTAL LAND VALUE - MARKET | | | 106,830 | |
| TOTAL MARKET VALUE | | | 269,914 | |
| SOH/AGL Deduction | | | 120,690 | |
| ASSESSED VALUE | | | 149,224 | |
| TOTAL EXEMPTION VALUE | | | 51,411 | |
| BASE TAXABLE VALUE | | | 97,813 | |
| TOTAL JUST VALUE | | | 269,914 | |
| NCON VALUE | | | 0 | |
| INCOME VALUE | | | | |
| PREVIOUS YEAR MKT VALUE | | | 269,233 | |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------------|-----|------------|
| 000042864 | Electrical Servic | 0 | 09/30/2021 |
| 14943 | SFR | 270 | 01/15/1999 |

| SALES DATA | | | | | | |
|-----------------------------|-----------|-----------|-----|-----|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 1496/147 | 8/01/2023 | WD | U | I | 11 | 100 |
| GRANTOR: DAVIS GARY L | | | | | | |
| GRANTEE: DAVIS GARY L | | | | | | |
| 0790/1371 | 5/17/1994 | WD | Q | V | | 16,900 |
| GRANTOR: SALLIE MAE DEESE | | | | | | |
| GRANTEE: CARY L & ELIZABETH | | | | | | |

| BUILDING NOTES | | | | | | | | | | | | | |
|----------------|--|--|--|--|--|--|--|--|--|--|--|--|--|
| | | | | | | | | | | | | | |

| BUILDING DIMENSIONS | | | | | | | | | | | | | |
|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
| BAS= W15 FSP= N11 W14 S11 E14\$ W42 S29 E12 S2 E13 FOP= E19 N6 W19 S6\$ N6 E19 S6 E13 N31\$. , | | | | | | | | | | | | | |