E1/2 OF SW1/4 OF SE1/4 OF SW1/4 THEREOF.

SIMPSON KEITH WILLIAM/WHITWORTH LESLIE ANN
491 SW RED CEDAR CT
FORT WHITE, FL 32038

2027

35-6S-16-04070-004

BUILDING CHARACTERISTICS

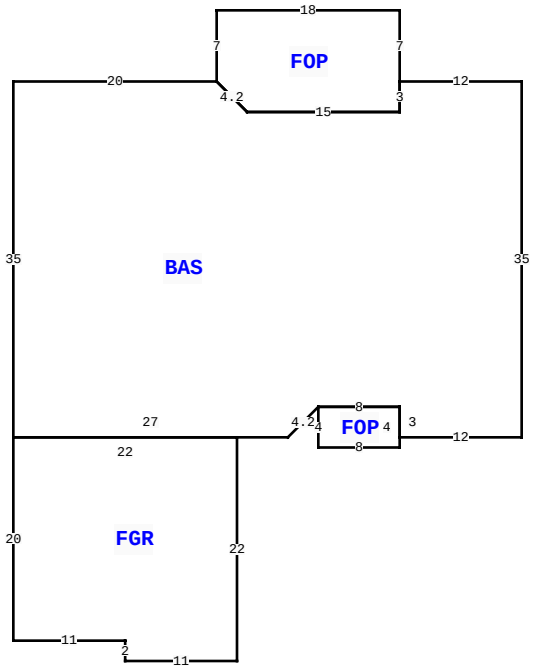
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	04	04 100
Quality	06	06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	35616.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,672	100		1,672	204,875
FGR	462	55		254	31,123
FOP	32	30		10	1,225
FOP	176	30		53	6,494
TOTALS	2,342			1,989	243,717

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,989	135.8419	149.43	297,216	2007	2007	0	0	0	18.00	82.00

3 SINGLE FAM 100% - 2023 Heated Area: 1672 HX Base Yr 2023



491 SW RED CEDAR CT, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 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	0210	GARAGE U	0	100	24	24	576.00	UT	10.00	10.00	100	1993	1993	3	100	5,760	
2	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	800	
3	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2007	2007	3	100	2,000	
4	0166	CONC,PAVMT	0	100	16	20	320.00	UT	3.00	3.00	100	2007	2007	3	100	960	
5	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	300	
6	0252	LEAN-TO W/	0	100	16	24	1.00	UT	1,400.00	1,400.00	100	2026	2025		100	1,400	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		243,717
TOTAL MARKET OB/XF VALUE		11,220
TOTAL LAND VALUE - MARKET		52,000
TOTAL MARKET VALUE		306,937
SOH/AGL Deduction		49,879
ASSESSED VALUE		257,058
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		205,647
TOTAL JUST VALUE		306,937
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		311,357

XFOB:1:1: YOUNG AMERICAN M H

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000056079	Roof Replacement	23,000	07/14/2026
26052	SFR	507	07/24/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q/U	V/I	RSN CD	SALE PRICE
1458/587	1/28/2022	WD	Q	I	01	366,000
GRANTOR: MORRIS RENE G						
GRANTEE: SIMPSON KEITH WILLI						
1121/0016	5/31/2007	WD	Q	I	01	24,800
GRANTOR: RENE G MORRIS & CHARL						
GRANTEE: RENE G MORRIS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 FOP= N7 W18 S7 D3 R3 E15 N3$ S3 W15 L3 U3 W20 S35 FGR= S20 E11 S2 E11 N22 W22$ E27 U3 R3 FOP= S4 E8 N4 W8$ E8 S3 E12 N35$.

LAND DESCRIPTION

TOTAL OB/XF 11,220

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	4.00	AC		1.00	1.00	1.00	13,000.00	13,000.00	52,000							

REVIEW DATE 05/29/2026 BY NH Total Acres: 4.00 Total Land Value: 52,000 Market: 0 Agricultural: 0 Common: 52,000 PRINTED 11/17/2026 BY SYS