S1/2 OF SW1/4 OF NE1/4 OF
NW1/4, EX 25 FT OFF THE E SIDE
FOR RD. ORB 491-228, 758-532,

MCPHERSON KELLY L
1026 SW SPRUCE RD
FT WHITE, FL 32038

2021

01-6S-15-00495-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

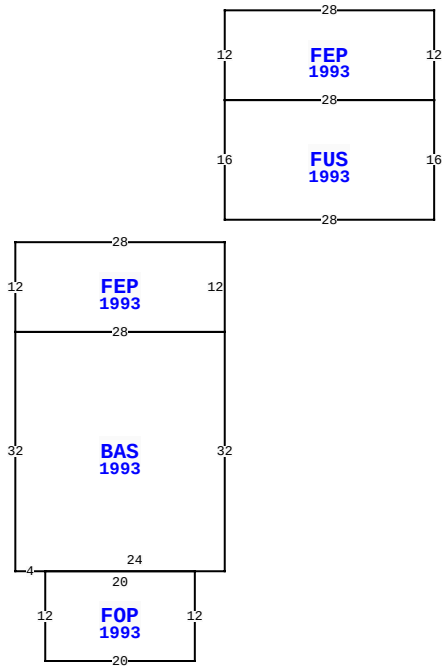
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	06	VINYL ASB 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.5	1.5 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD	1615.00	1.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	896	100	896	47,128
FEP	336	80	269	14,149
FEP	336	80	269	14,149
FOP	240	30	72	3,787
FUS	448	100	448	23,564
PTR	0	0	0	0
TOTALS	2,256		1,954	102,777

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,954	115.5998	80.92	158,118	1983	1983	0	0	0	35.00	65.00

1 SINGLE FAM – 100% - 2005 HX Base Yr 2005



1026 SW SPRUCE RD, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		102,777
TOTAL MARKET OB/XF VALUE		5,650
TOTAL LAND VALUE - MARKET		30,720
TOTAL MARKET VALUE		139,147
SOB/AGL Deduction		28,216
ASSESSED VALUE		110,931
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		60,931
TOTAL JUST VALUE		139,147
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		130,068

SALE:2:1: TRUSTEE DEED - REVOCABLE TRUST DATED 12/

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1022/2243	7/21/2004	QC	U	I	06	50,700
GRANTOR: BARBARA MCPHERSON						
GRANTEE: KELLY MCPHERSON						
0808/1411	7/31/1995	WD	Q	I		65,500
GRANTOR: AUDREY YOUNG						
GRANTEE: BARBARA MCPHERSON						

BUILDING NOTES

BUILDING DIMENSIONS

FEP=[YR=1993] N12 W28 S12 E28$ BAS=[YR=1993] W28 S32 E4
FOP=[YR=1993] S12 E20 N12 W20$ E24 N32$ PTR=N15 FUS=[YR=1993]
N16 FEP=[YR=1993] N12 E28 S12 W28$ E28S16 W28$ S15$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	800	
3	0210	GARAGE U	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,200	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	400	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200	
6	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,800	
7	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	50	

LAND DESCRIPTION

TOTAL OB/XF 5,650

LN	USE CODE	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	SFR	100			0.00	0.00	5.12	AC		1.00	1.00	1.00	6,000.00	6,000.00	30,720							

REVIEW DATE 08/03/2016 BY DFRP TOTAL LAND: 5.12 Market: 0 Agricultural: 0 Common: 30720 PRINTED 07/22/2021