E1/2 OF THE FOLLOWING DESC PRCL:
OF S1/2 OF NE1/4, RUN S 575.59 F
N 575.25 FT, W 757.09 FT TO POB.

CAYSON TREVOR DARREN/CAYSON ELIZABETH FERNANDEZ
159 SW PLEASANT HILL GLN
FORT WHITE, FL 32038

2023

09-7S-16-04161-101

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

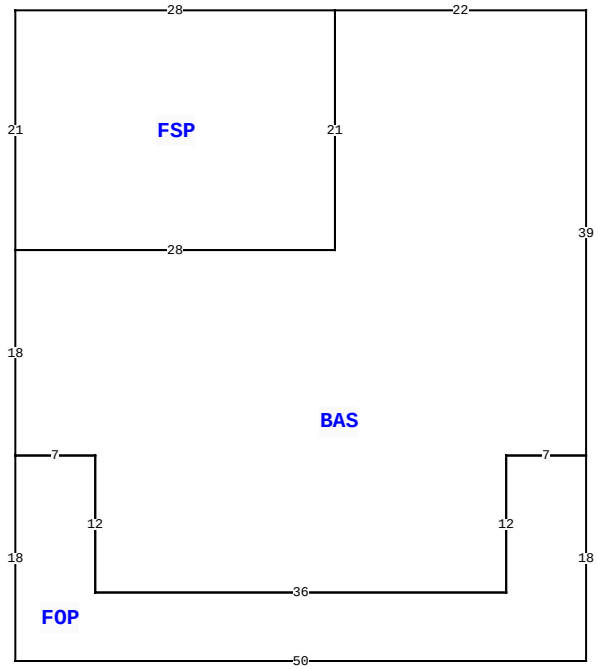
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	04	04 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	9716.0100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,794	100	1,794	170,596
FOP	468	30	140	13,313
FSP	588	40	235	22,347
TOTALS	2,850		2,169	206,255

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,169	129.1554	122.70	266,136	2004	2004	0	0	0	22.50	77.50

1 SINGLE FAM – 0% - 2023 HX Base Yr



159 SW PLEASANT HILL GLN, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/03/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	206,255
TOTAL MARKET OB/XF VALUE	38,398
TOTAL LAND VALUE - MARKET	42,500
TOTAL MARKET VALUE	287,153
SOH/AGL Deduction	0
ASSESSED VALUE	287,153
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	287,153
TOTAL JUST VALUE	287,153
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21158	SFR	292	10/14/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1457/1411	1/21/2022	WD	Q	I	01	385,000
GRANTOR: FIGUEROA ABRAHAM						
GRANTEE: CAYSON TREVOR DARRE						
1351/1742	1/15/2018	WD	Q	I	01	210,000
GRANTOR: WILLIAM I & MICHELE S						
GRANTEE: ABRAHAM FIGUEROA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W22 FSP= W28 S21 E28 N21$ S21 W28 S18 FOP= S18 E50 N18 W7 S12 W36N12 W7$ E7 S12 E36 N12 E7 N39$.

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	0040	BARN,POLE	0	0	18	36	648.00	UT	1.00	1.00	100	2004	2004	3	100	648	
2	0210	GARAGE U	0	0	36	24	1.00	UT	0.00	0.00	100	2006	2006	3	100	5,500	
3	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	1,000	
4	0327	STABLES-SM	0	0	70	40	2,800.00	UT	9.00	9.00	100	2017	2017	3	100	25,200	
5	0166	CONC,PAVMT	0	0	210	10	2,100.00	UT	1.50	1.50	100	2008	2008	3	100	3,150	
6	0180	FPLC 1STRY	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2004	2004	3	100	2,000	
7	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	500	
8	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	400	

LAND DESCRIPTION

TOTAL OB/XF 38,398

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	0		A-1	0.00	0.00	5.00	AC		1.00	1.00	1.00	8,500.00	8,500.00	42,500							

REVIEW DATE 01/31/2022 BY CP Total Acres: 5.00 Total Land Value: 42,500 Market: 0 Agricultural: 0 Common: 42,500 PRINTED 05/10/2023 BY SYS