LOT 6 FORT WHITE PARK.

753-864, WD 1029-299, 1120-1669,

GOURLAY VERONICA C REVOCABLE LIVING TRUST DATED AU
249 SW BLUE JAY CT
FORT WHITE, FL 32038

2026

03-7S-16-04060-106

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 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	03	03 100
Quality	07	07

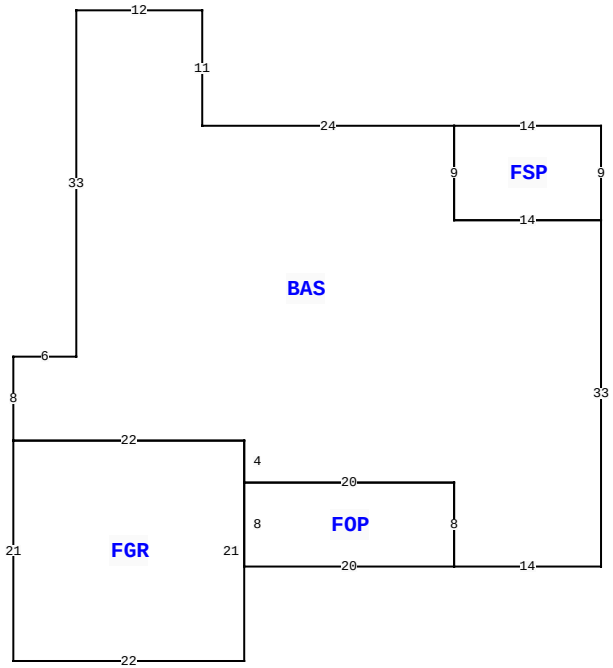
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	34616.070	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,802	100		1,802	232,830
FGR	462	55		254	32,818
FOP	160	30		48	6,202
FSP	126	40		50	6,460
TOTALS	2,550			2,154	278,310

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,154	123.0570	137.82	296,864	2017	2020	0	0	0	6.25	93.75

1 SINGLE FAM 100% - 2025 Heated Area: 1802 HX Base Yr 2025



249 SW BLUE JAY CT, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/11/2022 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		278,310
TOTAL MARKET OB/XF VALUE		388
TOTAL LAND VALUE - MARKET		15,000
TOTAL MARKET VALUE		293,698
SOH/AGL Deduction		0
ASSESSED VALUE		293,698
TOTAL EXEMPTION VALUE	HX HB WX SX	105,722
BASE TAXABLE VALUE		187,976
TOTAL JUST VALUE		293,698
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		297,409

PERMIT NUM	DESCRIPTION	AMT	ISSUED
35457	SFR	819	06/19/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1528/2033	11/27/2024	WD	Q	I	01	388,000
GRANTOR: GRAY BERNARD JR						
GRANTEE: GOURLAY VERONICA C						
1528/2031	9/23/2024	WD	U	I	11	100
GRANTOR: GRAY NELLIE						
GRANTEE: GRAY BERNARD JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 N11 W12 S33 W6 S8 FGR= S21 E22 N21 W22$ E22 S4 FOP= S8 E20 N8 W20$ E20 S8 E14 N33 FSP= N9 W14 S9 E14$ W14 N9$.

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	194.00	UT	2.00	2.00	100	2017	2017	3	100	388	

LAND DESCRIPTION

TOTAL OB/XF 388

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	LT		1.00	1.00	1.00	15,000.00	15,000.00	15,000							

REVIEW DATE 01/23/2025 BY ME Total Acres: 0.50 Total Land Value: 15,000 Market: 0 Agricultural: 0 Common: 15,000 PRINTED 10/10/2025 BY SYS