BEG NE COR OF NW1/4 OF SE1/4, RU
1257.80 FT TO E R/W KINARD RD, N
FT, E 1580.92 FT, S 907.55 TO PO

MAGGARD HAROLD GILBERT/MAGGARD KAREN DEMURRA
625 SW KINARD CT
FT WHITE, FL 32038-4395

2026

05-6S-16-03773-004

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

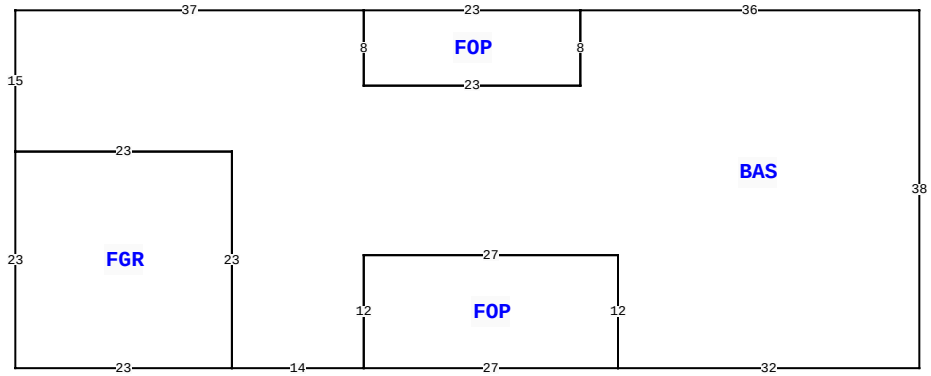
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 50
Exterior Wall	32	HARDIE BRD 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	5616.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,611	100		2,611	306,671
FGR	529	55		291	34,179
FOP	184	30		55	6,460
FOP	324	30		97	11,393
TOTALS	3,648			3,054	358,703

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,054	126.3500	141.51	432,172	2008	2008	0	0	0	17.00	83.00

2 SINGLE FAM 100% - 2000 Heated Area: 2611 HX Base Yr 2000



625 SW KINARD CT, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/01/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		358,703
TOTAL MARKET OB/XF VALUE		7,448
TOTAL LAND VALUE - MARKET		176,600
TOTAL MARKET VALUE		382,233
SOH/AGL Deduction		137,283
ASSESSED VALUE		244,950
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		194,228
TOTAL JUST VALUE		542,751
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		547,072

PERMIT NUM	DESCRIPTION	AMT	ISSUED
25327	SFR	675	12/20/2006
15365	M H	125	04/09/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0858/0578	4/29/1998	WD	Q	V		33,300

GRANTOR: ROY & LOICE ALENE POR

GRANTEE: HAROLD G & KAREN D

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W36 FOP= W23 S8 E23 N8$ S8 W23 N8 W37 S15 FGR= S23 E23 N23 W23$ E23 S23 E14 FOP= E27 N12 W27 S12$ N12 E27 S12 E32 N38$.

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	0252	LEAN-TO W/	0	100	16	20	320.00	UT	2.00	2.00	70	1999	1999	3	70	448	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,448

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	AC		1.00	1.00	1.00	4,000.00	4,000.00	4,000							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	43.15	AC		1.00	1.00	1.00	280.00	280.00	12,082							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	43.15	AC		1.00	1.00	1.00	4,000.00	4,000.00	172,600							

REVIEW DATE 05/20/2015 BY TW Total Acres: 44.15 Total Land Value: 16,082 Market: 172,600 Agricultural: 12,082 Common: 4,000 PRINTED 11/20/2025 BY SYS