BEG NE COR OF SE1/4, RUN S
384.09 FT, W 1229 FT TO E R/W
SCRUBTOWN RD, RUN NW 5 DEG

MCGRATH JOSEPH K/MCGRATH ELAINE T
321 SW SCRUBTOWN RD
FT WHITE, FL 32038

2026

05-7S-17-09917-001

BUILDING CHARACTERISTICS

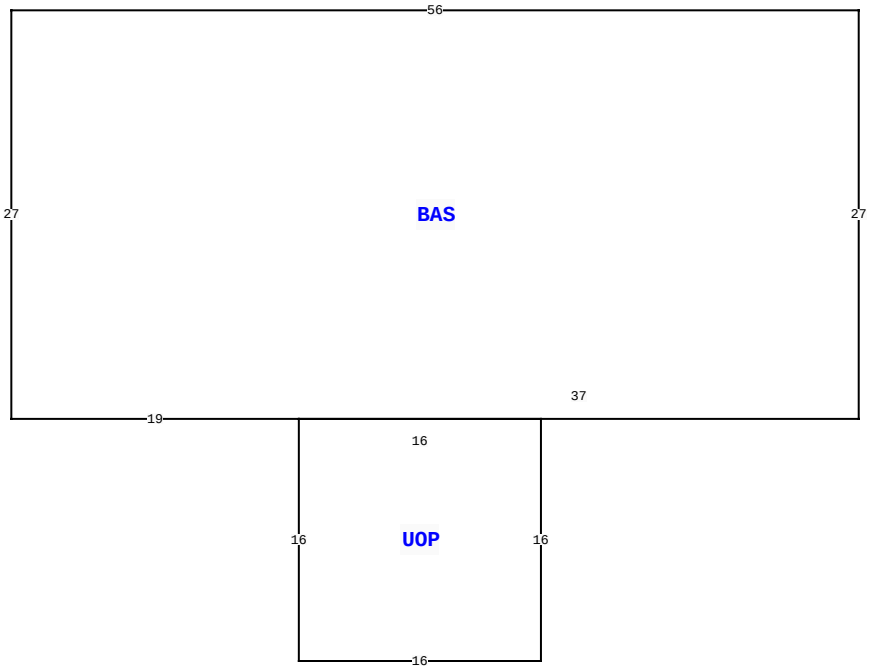
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	5717.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100		1,512	42,058
UOP	256	25		64	1,780
TOTALS	1,768			1,576	43,838

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,576	115.9000	69.54	109,595	1995	1995	0	0	0	60.00	40.00

1 MOBILE HME 100% - 1996 Heated Area: 1512 HX Base Yr 1996



321 SW SCRUBTOWN RD, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 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	0294	SHED WOOD/	0	100	8	12	96.00	UT	7.50	7.50	100	1995	1995	3	100	720	
2	0252	LEAN-TO W/	0	100	0	0	96.00	UT	2.50	2.50	100	1995	1995	3	100	240	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,200	
5	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	400	

COLUMBIA COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		43,838
TOTAL MARKET OB/XF VALUE		9,560
TOTAL LAND VALUE - MARKET		104,215
TOTAL MARKET VALUE		67,335
SOH/AGL Deduction		29,779
ASSESSED VALUE		37,556
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		12,556
TOTAL JUST VALUE		157,613
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		157,613

SALE:1:1: 10.97 ACRES - SALE DOES NOT REFLECT MKT

BLDG:1:1: MERI MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9312	M H	125	02/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0766/0138	10/03/1992	WD	U	V	12	15,300
GRANTOR: GLENN FARMES INC						
GRANTEE: JOSEPH K MCGRATH						
0761/1259	6/19/1992	WD	Q	V	01	78,327
GRANTOR: DAVID G ROSEN & ETAL						
GRANTEE: GLENN FARMS INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S27 E19 UOP= S16 E16 N16 W16$ E37 N27$.

LAND DESCRIPTION

TOTAL OB/XF 9,560

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	0200	C	MBL HM	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	9,500.00	9,500.00	9,500							
2	5500	A	TIMBER 2	0			0.00	0.00	9.97	AC		1.00	1.00	1.00	445.00	445.00	4,437							
3	9910	M	MKT.VAL.AG	0			0.00	0.00	9.97	AC		1.00	1.00	1.00	9,500.00	9,500.00	94,715							

REVIEW DATE 11/09/2017 BY BC Total Acres: 10.97 Total Land Value: 13,937 Market: 94,715 Agricultural: 4,437 Common: 9,500 PRINTED 11/20/2025 BY SYS