

BEG SW COR OF N1/2 OF SW1/4,
RUN E 659.08 FT, N 661.74 FT,
W 659.08 FT, S 661.55 FT TO

MAGEE WILLIAM M/MAGEE PATRICK S
236 SW SIGNAL CT
FT WHITE, FL 32038

2026

15-7S-16-04226-148



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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		02
NEIGHBORHOOD/LOC	15716.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	896	100		896	24,493
TOTALS	896			896	24,493

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0296	SHED METAL	0	100	0	0	1.00	UT	0.00
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00
4	9947	Septic	0	100	0	0	1.00	UT	3,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0200	C	MBL HM	100		00	0.00	0.00	1.00
2	5500	A	TIMBER 2	0		00	0.00	0.00	9.01
3	9910	M	MKT.VAL.AG	0		00	0.00	0.00	9.01

REVIEW DATE 07/08/2015 BY TW

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0800	02	896	113.9000	68.34	61,233	1997	1997	0	0	0	60.00	40.00	
1 MOBILE HME 100% - 2009 Heated Area: 896 HX Base Yr 2009													
14 BAS 14													
228 SW SIGNAL CT, FORT WHITE													
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 04/07/2025 MLU													

L N	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	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	400	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	50	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

TOTAL OB/XF										10,450							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	0200	C	MBL HM	100		00	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		00	0.00	0.00	9.01	AC		1.00	1.00	1.00	445.00	445.00	4,009
3	9910	M	MKT.VAL.AG	0		00	0.00	0.00	9.01	AC		1.00	1.00	1.00	9,500.00	9,500.00	85,595

Total Acres: 10.01 Total Land Value: 13,509 Market: 85,595 Agricultural: 4,009 Common: 9,500

COLUMBIA COUNTY PROPERTY										PAGE 1 of 2				3
VALUATION SUMMARY														
VALUATION BY										STANDARD				
Tax Group: 3										Tax Dist:				
BUILDING MARKET VALUE										69,306				
TOTAL MARKET OB/XF VALUE										10,450				
TOTAL LAND VALUE - MARKET										95,095				
TOTAL MARKET VALUE										93,265				
SOH/AGL Deduction										33,881				
ASSESSED VALUE										59,384				
TOTAL EXEMPTION VALUE										DH DHB VX HX HB 59,384				
BASE TAXABLE VALUE										0				
TOTAL JUST VALUE										174,851				
NCON VALUE										0				
INCOME VALUE														
PREVIOUS YEAR MKT VALUE										177,168				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
27276	M H	383	08/21/2008
12610	M H	125	05/06/1997

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0835/1560	3/01/1997	WD	Q	V		24,000	
GRANTOR: THE SHILOH RIDGE CO							
GRANTEE: WILLIAM M MAGEE, PA							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W64 S14 E64 N14\$.									

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FT WHITE, FL 32038

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