SE1/4 OF NE1/4 OF SE1/4. (AKA LO RIDGE S/D UNREC)

MCCALL JAMES ROBERT JR/MCCALL TIFFANY LEE
341 SW COURAGE CT
FORT WHITE, FL 32038

2026

16-7S-16-04226-160

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2.5 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07

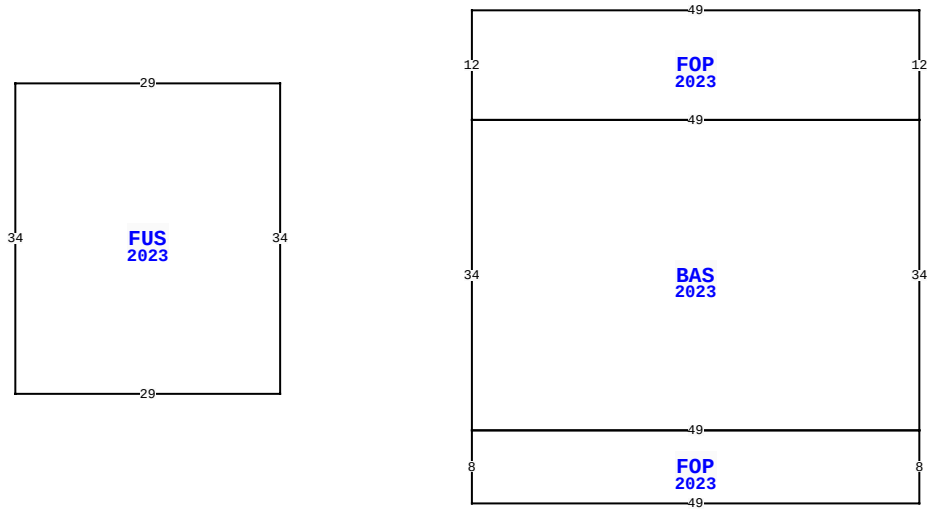
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	15716.010	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,666	100	2023	1,666	238,314
FOP	392	30	2023	118	16,879
FOP	588	30	2023	176	25,176
FUS	986	100	2023	986	141,043
TOTALS	3,632			2,946	421,414

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,946	131.6700	147.47	434,447	2022	2022	0	0	0	3.00	97.00

1 SINGLE FAM 100% - 2023 Heated Area: 2652 HX Base Yr 2023



341 SW COURAGE CT, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		421,414
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		95,000
TOTAL MARKET VALUE		516,414
SOH/AGL Deduction		186,470
ASSESSED VALUE		329,944
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		279,222
TOTAL JUST VALUE		516,414
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		520,758

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043159	New Residential C	360,000	11/12/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1430/1608	2/16/2021	WD	Q	V	01	80,000
GRANTOR: BIDDLE TEDD & MARTHA						
GRANTEE: MCCALL JAMES ROBERT						
1169/1782	2/27/2009	WD	Q	V	01	52,600
GRANTOR: SANDRA SHARP						
GRANTEE: TEDD & MARTHA BIDDL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=70,20] W49 S34 E49 N34 $
FUS=[YR=2023;ORIG=-29,16] E29 S34 W29 N34 $
FOP=[YR=2023;ORIG=21,8] E49 S12 W49 N12 $
FOP=[YR=2023;ORIG=21,54] E49 S8 W49 N8 $
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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

LAND DESCRIPTION

TOTAL OB/XF 0

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	10.00	AC		1.00	1.00	1.00	9,500.00	9,500.00	95,000							

REVIEW DATE 12/28/2022 BY HC Total Acres: 10.00 Total Land Value: 95,000 Market: 0 Agricultural: 0 Common: 95,000 PRINTED 11/20/2025 BY SYS