COMM NE COR, RUN S 2658.81 F, W 567 FT FOR POB, RUN S 640.08 FT, W 673.69 FT, N 650.34 FT,

MCCULLORS DAVID L/ROBERTS CATHY J
787 SW UNITY CT
FORT WHITE, FL 32038

2026

24-7S-16-04317-134

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

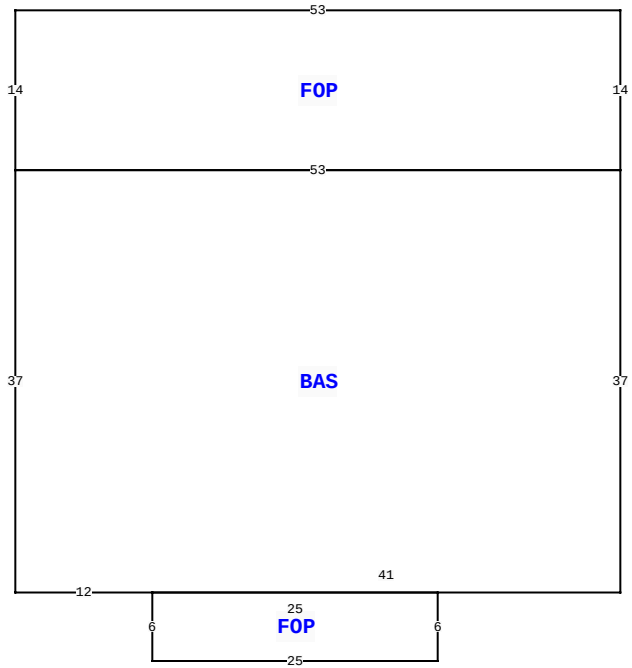
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2.5 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	24716.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,961	100		1,961	223,699
FOP	150	30		45	5,134
FOP	742	30		223	25,439
TOTALS	2,853			2,229	254,271

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,229	116.4000	130.37	290,595	2015	2015	0	0	0	12.50	87.50

1 SINGLE FAM 100% - 2010 Heated Area: 1961 HX Base Yr 2010



787 SW UNITY CT, FORT WHITE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		254,271
TOTAL MARKET OB/XF VALUE		50,780
TOTAL LAND VALUE - MARKET		95,095
TOTAL MARKET VALUE		400,146
SOH/AGL Deduction		129,416
ASSESSED VALUE		270,730
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		220,008
TOTAL JUST VALUE		400,146
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		404,534

SALE:1:1: INCLUDED 04317-131

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043932	Swimming Pool and	50,000	03/16/2022
32411	SFR	799	10/20/2014
30332	M H	383	08/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1076/0155	3/02/2006	WD	Q	I		155,000
GRANTOR: PAUL AND SARA BINA						
GRANTEE: DAVID MCCULLORS & C						
0773/0221	3/31/1993	WD	U	V	35	51,800
GRANTOR: HILLARY WELLBORN						
GRANTEE: PAUL BINA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= N37 FOP= N14 W53 S14 E53$ W53 S37 E12 FOP= S6 E25 N6 W25$ E41$.

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	0327	STABLES-SM	0	100	40	60	2,400.00	UT	8.00	8.00	50	2010	2010	3	50	9,600	
2	0294	SHED WOOD/	0	100	14	16	224.00	UT	10.00	10.00	80	2010	2010	3	80	1,792	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	500	
4	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	200	
5	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	300	
6	0280	POOL R/CON	0	100	15	36	540.00	UT	70.00	70.00	100	2023	2022		95	35,910	
7	0166	CONC,PAVMT	0	100	0	0	826.00	UT	3.00	3.00	100	2023	2022		100	2,478	

LAND DESCRIPTION

TOTAL OB/XF 50,780

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	2.00	AC		1.00	1.00	1.00	9,500.00	9,500.00	19,000							
2	0000	C	VAC RES	100		A-1	0.00	0.00	8.01	AC		1.00	1.00	1.00	9,500.00	9,500.00	76,095							

REVIEW DATE 10/12/2022 BY TW Total Acres: 10.01 Total Land Value: 95,095 Market: 0 Agricultural: 0 Common: 95,095 PRINTED 11/03/2025 BY SYS