LOT 3 REPLAT OF SE1/4 LOT 47
SANTA RIVER PLANTATION REPLAT.

COWART STACY L/COWART CAMI M
199 SW BAY PLACE
FORT WHITE, FL 32038

2026

30-7S-17-10058-803

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

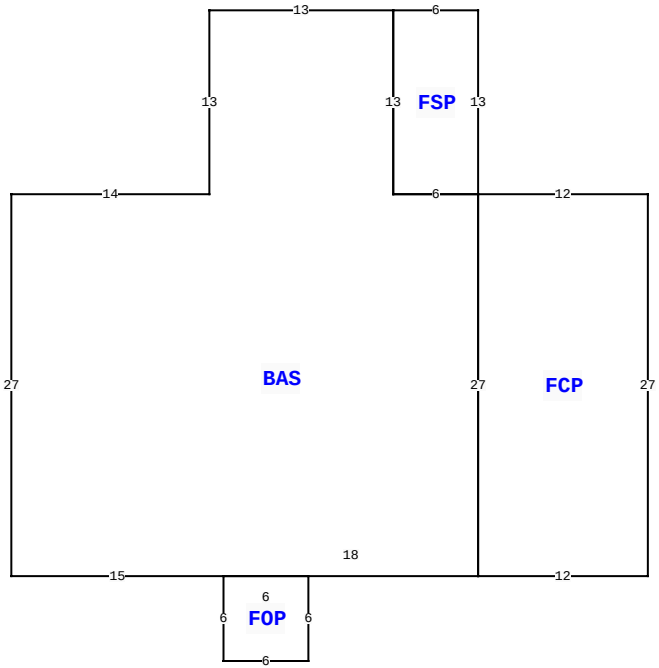
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 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	30717.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,060	100		1,060	96,357
FCP	324	25		81	7,363
FOP	36	30		11	1,000
FSP	78	40		31	2,818
TOTALS	1,498			1,183	107,538

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,183	124.8680	139.85	165,443	1994	2000	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2004 Heated Area: 1060 HX Base Yr 2004



199 SW BAY PL, 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		107,538
TOTAL MARKET OB/XF VALUE		3,886
TOTAL LAND VALUE - MARKET		44,850
TOTAL MARKET VALUE		156,274
SOH/AGL Deduction		54,824
ASSESSED VALUE		101,450
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		50,728
TOTAL JUST VALUE		156,274
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		156,274

SALE:2:1: 7 LOTS - 7 PRCLS

SALE:1:1: SALE FOR VACANT LOT

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042621	Roof Replacement	11,975	08/25/2021
8792	SFR	36,000	08/29/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0975/1821	2/21/2003	WD	Q	I		103,000
GRANTOR: GINA SCURTI						
GRANTEE: STACY L & CAMI M CO						
0908/2533	8/14/2000	WD	Q	I		85,000
GRANTOR: BEAUBIEN'S						
GRANTEE: GINA SCURTI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W6 N13 W13 S13 W14 S27 E15 FOP= S6 E6 N6 W6$ E18 FCP= E12 N27 W12 S27$ N27$ FSP= N13 W6 S13 E6$.

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	0166	CONC,PAVMT	0	100	0	0	343.00	UT	2.00	2.00	100	0	0	3	100	686	
2	0294	SHED WOOD/	0	100	10	20	200.00	UT	5.00	5.00	100	1994	1994	3	100	1,000	
3	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200	
4	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200	
5	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	600	
6	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 3,886

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		00	0.00	0.00	1.95	AC		1.00	1.00	1.00	23,000.00	23,000.00	44,850							

REVIEW DATE 01/24/2018 BY DF Total Acres: 1.95 Total Land Value: 44,850 Market: 0 Agricultural: 0 Common: 44,850 PRINTED 11/18/2025 BY SYS