LOT 4 FORT WHITE OAKS REPLAT.

757-467, 977-119, QC 1003-1393,

MCGUINNESS SEAN PATRICK/MCGUINNESS DONNA
160 SW DEPOT WAY
FORT WHITE, FL 32038

2026

34-6S-16-04059-504

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

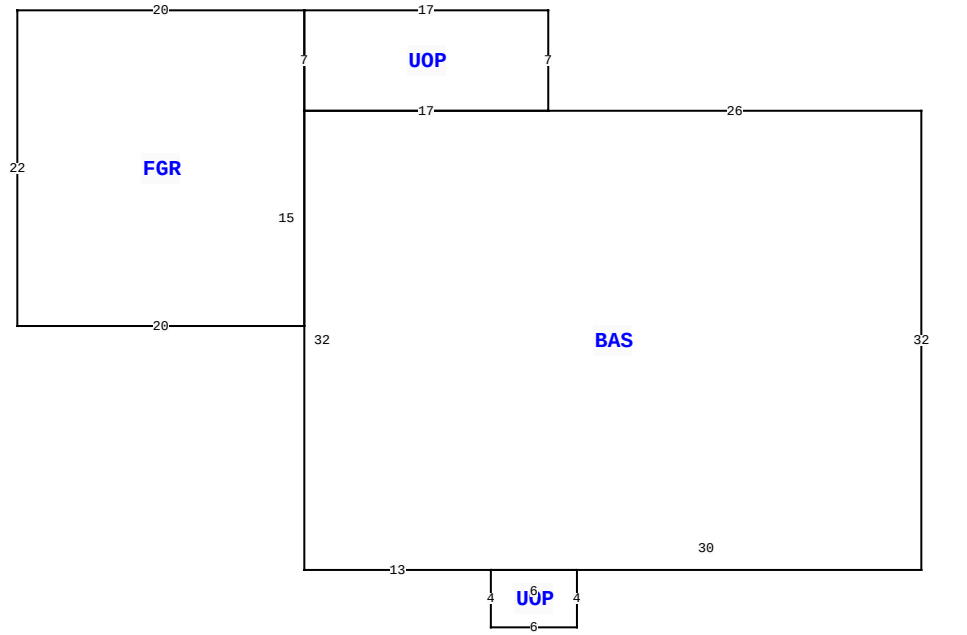
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 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	34616.060	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,376	100		1,376	131,602
FGR	440	55		242	23,145
UOP	24	20		5	478
UOP	119	20		24	2,295
TOTALS	1,959			1,647	157,521

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,647	121.9920	136.63	225,030	2005	2005	0	0	0	30.00	70.00

1 SINGLE FAM 100% - 2023 Heated Area: 1376 HX Base Yr 2023



160 SW DEPOT WAY, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/11/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		157,521
TOTAL MARKET OB/XF VALUE		3,710
TOTAL LAND VALUE - MARKET		15,000
TOTAL MARKET VALUE		176,231
SOH/AGL Deduction		0
ASSESSED VALUE		176,231
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		125,509
TOTAL JUST VALUE		176,231
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		179,606

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049105	Roof Replacement	12,700	01/29/2024
22330	SFR	363	09/22/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1540/1271	5/16/2025	WD	U	I	11	100
GRANTOR: MCGUINNESS SEAN PATRI						
GRANTEE: MCGUINNESS SEAN PAT						
1464/1917	3/28/2022	WD	Q	I	01	200,000
GRANTOR: KENTSHIRE PROPERTY IN						
GRANTEE: MCGUINNESS SEAN PAT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W26 UOP= N7 W17 S7 E17$ W17 FGR= N7 W20 S22 E20 N15$ S32 E13 UOP= S4 E6 N4 W6$ E30 N32$.

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	1,264.00	UT	2.50	2.50	100	2005	2005	3	100	3,160	
2	0120	CLFENCE 4	0	100	0	0	100.00	UT	5.50	5.50	100	2010	2010	3	100	550	

LAND DESCRIPTION

TOTAL OB/XF 3,710

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	1.00	LT		1.00	1.00	1.00	15,000.00	15,000.00	15,000							

REVIEW DATE 03/01/2024 BY JS Total Acres: 0.59 Total Land Value: 15,000 Market: 0 Agricultural: 0 Common: 15,000 PRINTED 10/10/2025 BY SYS