

LOT 19 FORT WHITE PARK.
753-864, 903-2479, WD 1006-421,

MCGILL FRED W/MCGILL EDITH M
312 SW BLUE JAY COURT
FORT WHITE, FL 32038

2026

34-6S-16-04060-119



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 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		02
NEIGHBORHOOD/LOC	34616.070	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,672	100		1,672	180,054
FGR	506	55		278	29,938
FOP	38	30		11	1,185
FSP	215	40		86	9,261

TOTALS	2,431			2,047	220,438
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0166	CONC, PAVMT	0 100	0	0	1,080.00	UT	2.50	
2	0070	CARPORT UF	0 100	0	0	1.00	UT	0.00	
3	0169	FENCE/WOOD	0 100	0	0	1.00	UT	0.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		A-1	0.00	0.00	1.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,047	120.1860	134.61	275,547	2005	2005	0	0	0 20.00	80.00	
1 SINGLE FAM 100% - 2006 Heated Area: 1672 HX Base Yr 2006												
312 SW BLUE JAY CT, FORT WHITE												
BLD DATE XF DATE INC DATE												
LGL DATE LAND DATE AG DATE												
03/11/2022 MLU												

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		220,438	
TOTAL MARKET OB/XF VALUE		3,400	
TOTAL LAND VALUE - MARKET		15,000	
TOTAL MARKET VALUE		238,838	
SOH/AGL Deduction		79,877	
ASSESSED VALUE		158,961	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		108,239	
TOTAL JUST VALUE		238,838	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		241,593	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22885	SFR	449	03/08/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1163/1771	12/10/2008	QC	Q	I	01	100
GRANTOR: FRED W & EDITH MCGILL						
GRANTEE: FRED & EDITH MCGILL						
1061/2483	10/06/2005	WD	Q	I		158,000
GRANTOR: HUGO ESCALANTE SR						
GRANTEE: FRED AND EDITH MCGI						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W15 FSP= W27 S9 E16 R3 U3 E8 N6\$ S6 W8 D3 L3 W30 S28 E6 S2 E10 FOP= S4 E8 N4 W1 N1 W6 S1 W1\$ E1 N1 E6 S1 E11 FGR= S16 E22 N23 W22 S7\$ N7 E22 N32\$.									