LOT 21 FORT WHITE PARK.

753-864, WD 1029-299, 1120-1669,

FIELDING JOSEPH M/FIELDING SHARON L
344 SW BLUE JAY CT
FORT WHITE, FL 32038-3356

2026

34-6S-16-04060-121

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

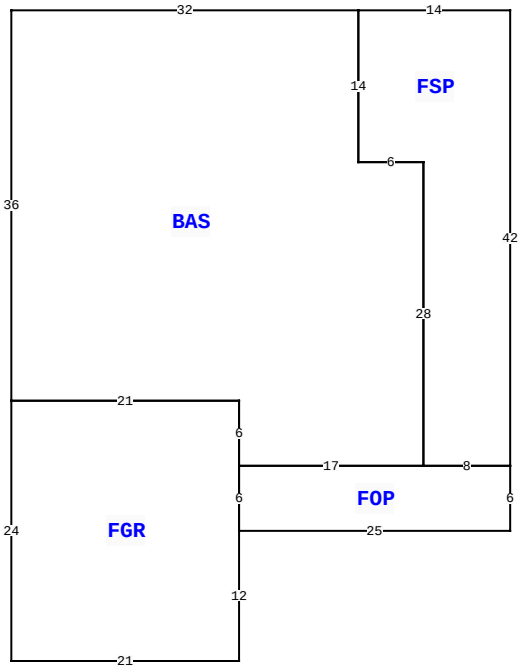
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 50
Interior Floo	13	LAM/VNLPLK 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
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	34616.070	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,386	100		1,386	189,871
FGR	504	55		277	37,947
FOP	150	30		45	6,165
FSP	420	40		168	23,015
TOTALS	2,460			1,876	256,997

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,876	127.4130	142.70	267,705	2021	2021	0	0	0	4.00	96.00

1 SINGLE FAM 100% - 2022 Heated Area: 1386 HX Base Yr 2022



344 SW BLUE JAY CT, 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		256,997
TOTAL MARKET OB/XF VALUE		1,200
TOTAL LAND VALUE - MARKET		15,000
TOTAL MARKET VALUE		273,197
SOH/AGL Deduction		30,605
ASSESSED VALUE		242,592
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		191,870
TOTAL JUST VALUE		273,197
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		275,874

PERMIT NUM	DESCRIPTION	AMT	ISSUED
40747	SFR	0	10/21/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1476/591	9/16/2022	LE	U	I	14	100
GRANTOR: FIELDING JOSEPH M						
GRANTEE: WOJTIUK DENISE						
1436/1605	4/30/2021	WD	Q	I	01	259,000
GRANTOR: STERLING DEVELOPMENT						
GRANTEE: FIELDING JOSEPH M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=-20,-20] S36 E21 S6 E17 N28 W6 N14 W32 $
FGR=[ORIG=-20,16] S24 E21 N12 N6 N6 W21 $
FOP=[ORIG=1,22] S6 E25 N6 W8 W17 $
FSP=[ORIG=12,-20] S14 E6 S28 E8 N42 W14 $
.

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	400.00	UT	3.00	3.00	100	2022	2021		100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 1,200

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

REVIEW DATE 10/05/2021 BY TW Total Acres: 0.52 Total Land Value: 15,000 Market: 0 Agricultural: 0 Common: 15,000 PRINTED 10/09/2025 BY SYS