AKA PARCEL 10, WILSON ACRES UNR
COMM AT NE COR OF SEC, RUN W 633
FT TO S R/W OF POWELL RD FOR POB

MCCOY JON KEVIN/MCCOY SONYA ANN
240 SW IOWA DR
FORT WHITE, FL 32038

2026

01-7S-15-01439-610

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	05	05

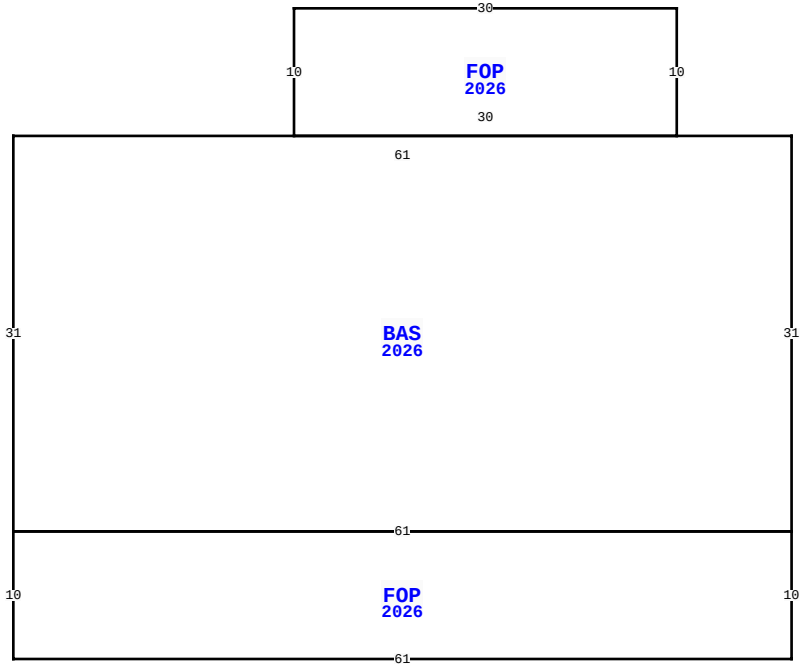
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	1715.0200	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,891	100	2026	1,891	238,304
FOP	300	30	2026	90	11,342
FOP	610	30	2026	183	23,062
TOTALS	2,801			2,164	272,707

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,164	112.5200	126.02	272,707	2025	2025	0	0	0	0.00	100.00

1 SINGLE FAM 100% - 2026 Heated Area: 1891 HX Base Yr 2026



240 SW IOWA DR, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		272,707
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		117,700
TOTAL MARKET VALUE		390,407
SOH/AGL Deduction		0
ASSESSED VALUE		390,407
TOTAL EXEMPTION VALUE	VX HX HB	56,411
BASE TAXABLE VALUE		333,996
TOTAL JUST VALUE		390,407
NCON VALUE		272,707
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		101,650

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051023	New Residential C	165,000	10/11/2024
000050621	Right-of-Way Acce		08/21/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1516/153	5/31/2024	WD	Q	V	01	108,000
GRANTOR: KONRAD DEBORAH						
GRANTEE: MCCOY JON KEVIN						
1053/2944	7/27/2005	WD	Q	V		100,000
GRANTOR: JOHN, HARVEY & GERALD						
GRANTEE: GLENN & DEBORAH KON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=16,13] E61 S31 W61 N31 $
FOP=[YR=2026;ORIG=38,3] E30 S10 W30 N10 $
FOP=[YR=2026;ORIG=16,44] E61 S10 W61 N10 $
.

EXTRA FEATURES

L N	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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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			0.00	0.00	10.70	AC		1.00	1.00	1.00	11,000.00	11,000.00	117,700							

REVIEW DATE 03/19/2026 BY robin Total Acres: 10.70 Total Land Value: 117,700 Market: 0 Agricultural: 0 Common: 117,700 PRINTED 05/29/2026 BY SYS