LOT 12 SOUTHLAND TRAILS UNR: COM
OF W1/2 OF SEC, RUN S 2655.43 FT
FOR POB, S 663.39 FT, W 662.87 F

MCCARTY DAVID/MCCARTY KATHLEEN
225 SW MARYANN GLN
FT WHITE, FL 32038

2027

02-6S-15-00504-112

BUILDING CHARACTERISTICS

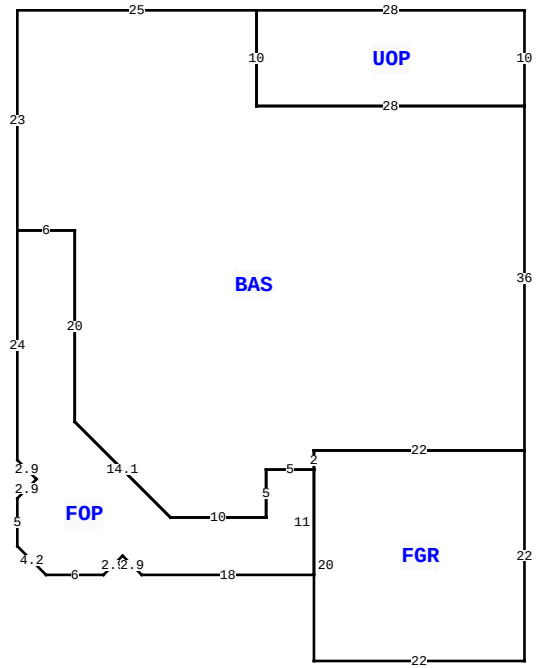
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2615.0300	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,120	100		2,120	264,378
FGR	484	55		266	33,172
FOP	429	30		129	16,087
UOP	280	20		56	6,984
TOTALS	3,313			2,571	320,622

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,571	127.3800	140.12	360,249	2014	2014	0	0	0	11.00	89.00

1 SINGLE FAM 100% - 2015 Heated Area: 2120 HX Base Yr 2015



225 SW MARYANN GLN, FORT WHITE

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

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	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	500	
2	0031	BARN,MT AE	0	100	40	40	1,600.00	UT	9.00	9.00	100	2014	2014	3	100	14,400	
3	0166	CONC,PAVMT	0	100	0	0	1,750.00	UT	2.00	2.00	100	2014	2014	3	100	3,500	
4	0280	POOL R/CON	0	100	16	32	512.00	UT	70.00	70.00	100	2015	2015	3	79	28,314	
5	0282	POOL ENCL	0	100	20	40	800.00	UT	15.00	15.00	100	2015	2015	3	49	5,880	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		320,622
TOTAL MARKET OB/XF VALUE		52,594
TOTAL LAND VALUE - MARKET		110,990
TOTAL MARKET VALUE		484,206
SOH/AGL Deduction		191,931
ASSESSED VALUE		292,275
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		240,864
TOTAL JUST VALUE		484,206
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		490,040

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055369	Roof Replacement	26,100	03/30/2026
32876	POOL	235	04/17/2015
31930	SFR	854	05/05/2014
31898	STORAGE	166	04/17/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1569/466	4/10/2026	LE	U	I	14	100
GRANTOR: MCCARTY DAVID (ENH LI						
GRANTEE: MCCARTY DAVID AND K						
1271/1617	3/21/2014	WD	Q	V	03	45,000
GRANTOR: SARAH COMRIE						
GRANTEE: DAVID & KATHLEEN MC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W25 S23 FOP= S24 R2 D2 D2 L2 S5 R3 D3 E6 U2 R2 R2 D2 E18 N11 W5 S5 W10 U10 L10 N20 W6$ E6 S20 R10 D10 E10 N5 E5 FGR= S20 E22 N22 W22 S2$ N2 E22 N36 UOP= N10 W28 S10 E28$ W28 N10$.

LAND DESCRIPTION

TOTAL OB/XF 52,594

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	0000	C	VAC RES	100			0.00	0.00	9.09	AC		1.00	1.00	1.00	11,000.00	11,000.00	99,990							
2	0100	C	SFR	100			0.00	0.00	1.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	11,000							

REVIEW DATE 05/06/2026 BY JB Total Acres: 10.09 Total Land Value: 110,990 Market: 0 Agricultural: 0 Common: 110,990 PRINTED 11/16/2026 BY SYS