

LOT 6 FORT WHITE PARK.
753-864, WD 1029-299, 1120-1669,

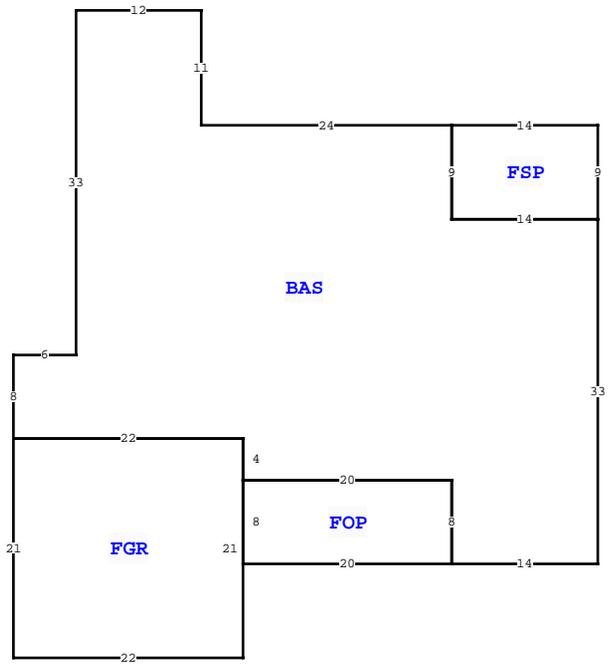
GOURLAY VERONICA C REVOCABLE LIVING TRUST DATED AU
249 SW BLUE JAY CT
FORT WHITE, FL 32038

2026

03-7S-16-04060-106

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	31 VINYL SID 100
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	12 HARDWOOD 80
Interior Floo	15 HARDTILE 20
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

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2025		Heated Area: 1802		HX Base Yr 2025				



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	1,802	100		1,802	232,830
FGR	462	55		254	32,818
FOP	160	30		48	6,202
FSP	126	40		50	6,460
TOTALS	2,550			2,154	278,310

249 SW BLUE JAY CT, FORT WHITE

BLD DATE		LGL DATE	05/08/2026	MLU
XF DATE		LAND DATE		
INC DATE		AG DATE		

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
1	0166	CONC,PAVMT	0	100	0	0			2.00	100	2017	2017	3	100	388	

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE		278,310	
TOTAL MARKET OB/XF VALUE		388	
TOTAL LAND VALUE - MARKET		24,000	
TOTAL MARKET VALUE		302,698	
SOH/AGL Deduction		0	
ASSESSED VALUE		302,698	
TOTAL EXEMPTION VALUE	HX HB WX SX	106,411	
BASE TAXABLE VALUE		196,287	
TOTAL JUST VALUE		302,698	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		297,409	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
35457	SFR	819	06/19/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1528/2033	11/27/2024	WD	Q	I	01	388,000
GRANTOR: GRAY BERNARD JR						
GRANTEE: GOURLAY VERONICA C						
1528/2031	9/23/2024	WD	U	I	11	100
GRANTOR: GRAY NELLIE						
GRANTEE: GRAY BERNARD JR						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W24 N11 W12 S33 W6 S8 FGR= S21 E22 N21 W22\$ E22 S4 FOP= S8 E20 N8 W20\$ E20 S8 E14 N33 FSP= N9 W14 S9 E14\$ W14 N9\$.	

LAND DESCRIPTION												TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	24,000.00	24,000.00	24,000							