

LOT 9 FORT WHITE PARK.
753-864, WD 1003-1839, WD 1022-1

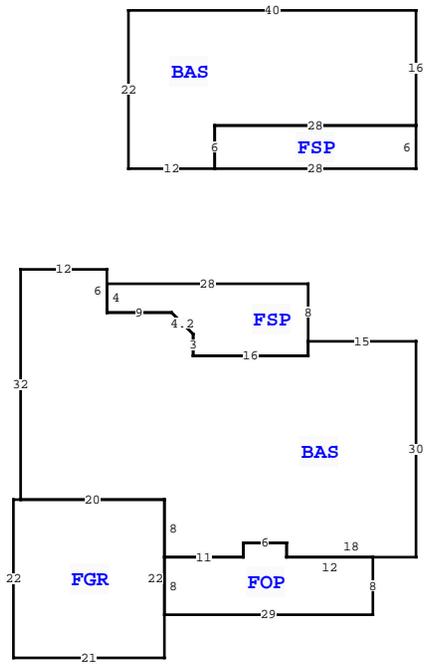
GRADY-THOMAS HARRIETT
199 SW BLUE JAY CT
FORT WHITE, FL 32038

2026

03-7S-16-04060-109

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	90
Interior Floo	15	HARDTILE	10
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		MKT AREA	02
NEIGHBORHOOD/LOC	34616.070	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	712	100	
BAS	1,610	100	
FGR	462	55	
FOP	244	30	
FSP	168	40	
FSP	213	40	
TOTALS	3,409		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,801	104.5440	117.09	327,969	2004	2004	0	0	21.00	79.00
1 SINGLE FAM 100% - 2023 Heated Area: 2322 HX Base Yr 2023											



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VALUATION SUMMARY			
VALUATION BY	Tax Group: 4	Tax Dist:	STANDARD
BUILDING MARKET VALUE			259,096
TOTAL MARKET OB/XF VALUE			18,073
TOTAL LAND VALUE - MARKET			24,000
TOTAL MARKET VALUE			301,169
SOH/AGL Deduction			11,648
ASSESSED VALUE			289,521
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			238,110
TOTAL JUST VALUE			301,169
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			296,321

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053707	Roof Replacement	21,525	07/30/2025
000053709	Roof Replacement	2,625	07/30/2025
22952	POOL ENCL	25	03/25/2005
22736	POOL	90	01/27/2005
21442	SFR	424	01/23/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1554/2213	11/21/2025	LE	U	I	14	100
GRANTOR: GRADY-THOMAS HARRIETT						
GRANTEE: GRADY-THOMAS HARRIE						
1458/1730	12/28/2021	WD	Q	I	01	229,000
GRANTOR: HILDEBRAND MARGARET A						
GRANTEE: GRADY-THOMAS HARRIE						

EXTRA FEATURES		199 SW BLUE JAY CT, FORT WHITE	
L N	OB/XF CODE	DESCRIPTION	BLD CAP
1	0166	CONC, PAVMT	0 100
2	0280	POOL R/CON	0 100
3	0282	POOL ENCL	0 100

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	1,384.00	UT	2.00	2.00	100	2004	2004	3	100	2,768	
2	0280	POOL R/CON	0 100	12	26	312.00	UT	70.00	70.00	100	2005	2005	3	47	10,265	
3	0282	POOL ENCL	0 100	21	40	840.00	UT	15.00	15.00	100	2005	2005	3	40	5,040	

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

BUILDING DIMENSIONS	
BAS= W15 FSP= N8 W28 S4 E9 D3 R3 S3 E16 N2\$ S2 W16 N3 L3 U3 W9 N6 W12 S32 FGR= W1 S22 E21 N22 W20\$ E20 S8 FOP= S8 E29 N8 W12 N2 W6 S2 W11\$ E11 N2 E6 S2 E18 N30\$ PTR= N30 BAS= N16 W40 S22 E12 FSP= E28 N6 W28 S6\$ N6 E28\$ S30\$.	

LAND DESCRIPTION		TOTAL OB/XF															18,073							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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							