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

**2027**

**03-7S-16-04060-109**

## BUILDING CHARACTERISTICS

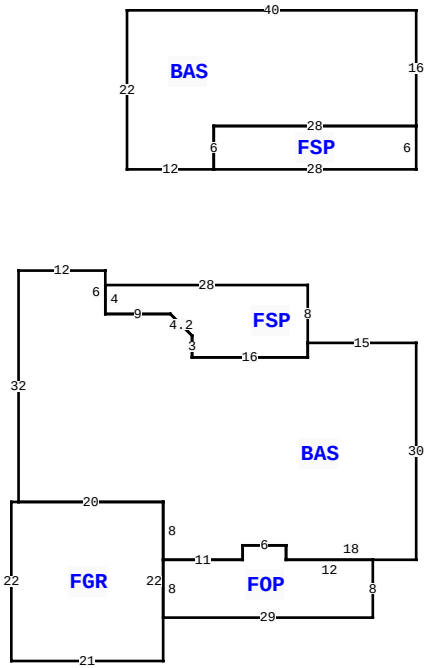
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 32 | HARDIE BRD 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 15 | HARDTILE 10 |
| Air Condition | 03 | CENTRAL 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 | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 712 | 100 | | 712 | 64,685 |
| BAS | 1,610 | 100 | | 1,610 | 146,269 |
| FGR | 462 | 55 | | 254 | 23,076 |
| FOP | 244 | 30 | | 73 | 6,632 |
| FSP | 168 | 40 | | 67 | 6,087 |
| FSP | 213 | 40 | | 85 | 7,722 |
| TOTALS | 3,409 | | | 2,801 | 254,471 |

## 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 | 115.00 | 322,115 | 2004 | 2004 | 0 | 0 | 0 | 21.00 | 79.00 |

1 SINGLE FAM 100% - 2023 Heated Area: 2322 HX Base Yr 2023




199 SW BLUE JAY CT, FORT WHITE

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

## COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 254,471 |
| TOTAL MARKET OB/XF VALUE | 22,073 |
| TOTAL LAND VALUE - MARKET | 24,000 |
| TOTAL MARKET VALUE | 300,544 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 300,544 |
| TOTAL EXEMPTION VALUE | HX HB 51,411 |
| BASE TAXABLE VALUE | 249,133 |
| TOTAL JUST VALUE | 300,544 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 305,169 |

| 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 | | | | | | |

## BUILDING NOTES

## 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$.

## 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 | 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 | |
| 4 | 0294 | SHED WOOD/ | 0 | 100 | 12 | 29 | 1.00 | UT | 4,000.00 | 4,000.00 | 100 | 2026 | 2025 | | 100 | 4,000 | |

## LAND DESCRIPTION

TOTAL OB/XF 22,073

| 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 | 24,000.00 | 24,000.00 | 24,000 | | | | | | | |

REVIEW DATE 06/04/2026 BY NH Total Acres: 0.50 Total Land Value: 24,000 Market: 0 Agricultural: 0 Common: 24,000 PRINTED 11/17/2026 BY SYS