LOT 10 FORT WHITE PARK.

753-864, 794-2345, WD 1039-2479,

REIG JOHN VINCENT/REIG FRANCES MARIE
183 SW BLUE JAY CT
FORT WHITE, FL 32038

2027

03-7S-16-04060-110

BUILDING CHARACTERISTICS

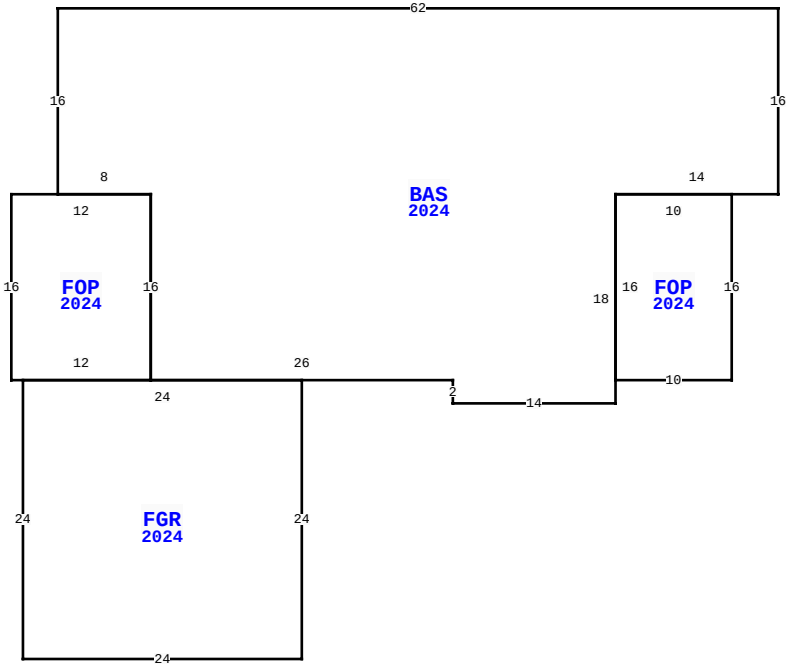
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
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	1,660	100	2024	1,660	198,421
FGR	576	55	2024	317	37,891
FOP	160	30	2024	48	5,738
FOP	192	30	2024	58	6,933
TOTALS	2,588			2,083	248,983

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,083	110.8800	121.97	254,064	2023	2023	0	0	0	2.00	98.00

1 SINGLE FAM 0% - 2025 Heated Area: 1660 HX Base Yr



183 SW BLUE JAY CT, FORT WHITE

BLD DATE		LGL DATE	05/08/2026 MLU
XF DATE		LAND DATE	
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	0166	CONC,PAVMT	0	0	0	0	1,600.00	UT	3.00	3.00	100	2024	2023		100	4,800	
2	0294	SHED WOOD/	0	0	12	29	1.00	UT	4,000.00	4,000.00	100	2026	2025		100	4,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	248,983
TOTAL MARKET OB/XF VALUE	8,800
TOTAL LAND VALUE - MARKET	24,000
TOTAL MARKET VALUE	281,783
SOH/AGL Deduction	0
ASSESSED VALUE	281,783
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	281,783
TOTAL JUST VALUE	281,783
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	286,314

SALE:2:1: 21 LOTS

SALE:1:1: LOT 10 FORT WHITE PARK--SALE NOT IN LINE

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043646	New Residential C	0	02/03/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1511/424	3/15/2024	WD	U	I	11	100
GRANTOR: FLYNN CONSTRUCTION LL						
GRANTEE: REIG JOHN VINCENT						
1511/422	3/15/2024	WD	U	I	11	100
GRANTOR: FLYNN DAVID						
GRANTEE: FLYNN CONSTRUCTION						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=10,-21] W62 S16 E8 S16 E26 S2 E14 N18 E14 N16 $
FGR=[YR=2024;ORIG=-55,11] E24 S24 W24 N24 $
FOP=[YR=2024;ORIG=-44,-5] W12 S16 E12 N16 $
FOP=[YR=2024;ORIG=-4,-5] E10 S16 W10 N16 $
.

LAND DESCRIPTION

TOTAL OB/XF 8,800

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	0		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 12/06/2023 BY HC Total Acres: 0.50 Total Land Value: 24,000 Market: 0 Agricultural: 0 Common: 24,000 PRINTED 11/17/2026 BY SYS