LOT 14 FORT WHITE PARK.

727-656, 728-559, DC 990-1014, W

MINNICH JOSHUA I/MINNICH ASHLEY
214 SW BLUE JAY CT
FORT WHITE, FL 32038

2027

03-7S-16-04060-114

BUILDING CHARACTERISTICS

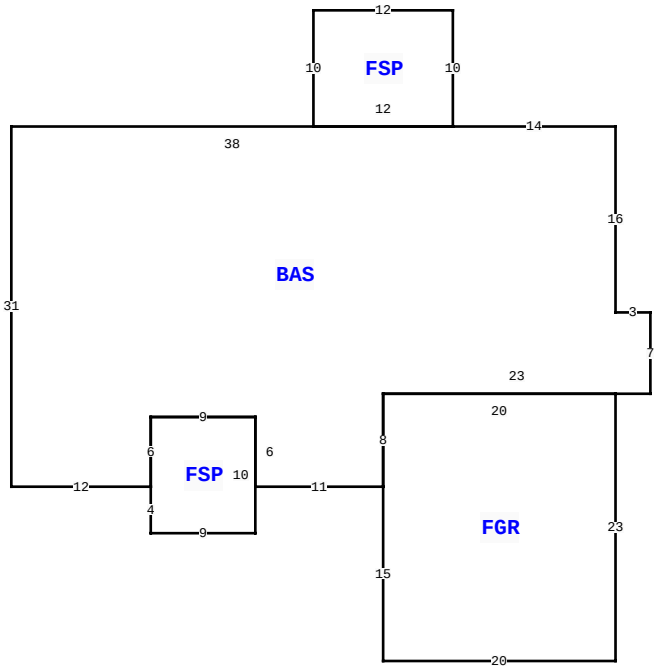
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,419	100		1,419	145,137
FGR	460	55		253	25,877
FSP	90	40		36	3,682
FSP	120	40		48	4,910
TOTALS	2,089			1,756	179,606

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,756	117.7000	129.47	227,349	2004	2004	0	0	0	21.00	79.00

1 SINGLE FAM 100% - 2024 Heated Area: 1419 HX Base Yr 2014



214 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	100	0	0	1,352.00	UT	2.00	2.00	100	2004	2004	3	100	2,704	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	1,200	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		179,606
TOTAL MARKET OB/XF VALUE		3,904
TOTAL LAND VALUE - MARKET		24,000
TOTAL MARKET VALUE		207,510
SOH/AGL Deduction		0
ASSESSED VALUE		207,510
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		156,099
TOTAL JUST VALUE		207,510
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		210,770

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21444	SFR	384	01/23/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1499/1374	7/13/2023	WD	U	I	30	119,000
GRANTOR: DUCKETT JOAN C						
GRANTEE: MINNICH JOSHUA						
1492/824	6/08/2023	WD	U	I	11	100
GRANTOR: DUCKETT JOAN C						
GRANTEE: DUCKETT JOAN C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 FSP= N10 W12 S10 E12$ W38 S31 E12 FSP= S4 E9 N10 W9 S6$ N6 E9 S6 E11 FGR= S15 E20 N23 W20 S8$ N8 E23 N7 W3 N16$.

LAND DESCRIPTION

TOTAL OB/XF 3,904

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