LOT 16 FORT WHITE PARK.

724-688, 831-978, WD 1344-1008,

MOODY AUSTIN STARKE/MOODY HANNAH
258 SW BLUE JAY CT
FORT WHITE, FL 32038

2027

03-7S-16-04060-116

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	04	04 100
Kitchen Adjus	02	02 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 02

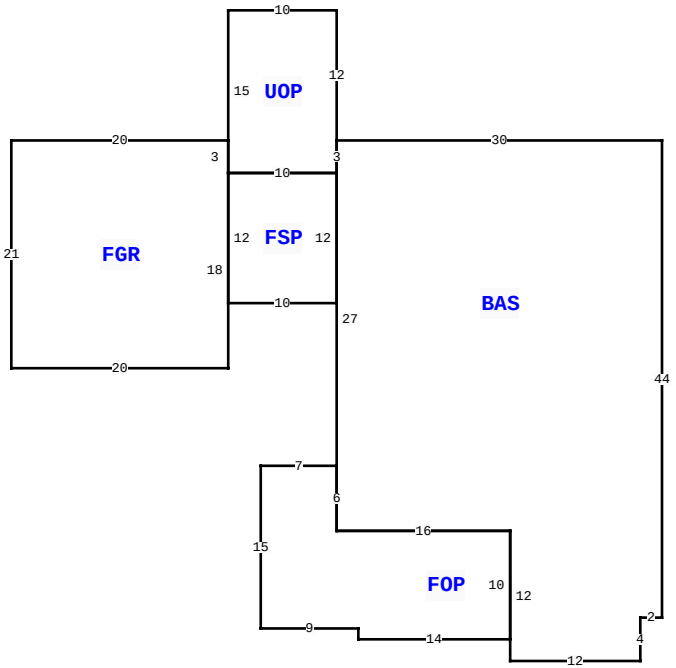
NEIGHBORHOOD/LOC 34616.070 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,240	100		1,240	117,716
FGR	420	55		231	21,930
FOP	263	30		79	7,500
FSP	120	40		48	4,557
UOP	150	20		30	2,848
TOTALS	2,193			1,628	154,550

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,628	132.7719	146.05	237,769	1996	1996	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2022 Heated Area: 1240 HX Base Yr 2022



258 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		154,550
TOTAL MARKET OB/XF VALUE		3,600
TOTAL LAND VALUE - MARKET		24,000
TOTAL MARKET VALUE		182,150
SOH/AGL Deduction		18,239
ASSESSED VALUE		163,911
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		112,500
TOTAL JUST VALUE		182,150
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		184,955

PERMIT NUM	DESCRIPTION	AMT	ISSUED
10833	SFR	190	03/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1435/2563	4/23/2021	WD	Q	I	01	200,000
GRANTOR: TROUP JACOB L						
GRANTEE: MOODY AUSTIN STARKE						
1344/1008	9/15/2017	WD	Q	I	01	160,000
GRANTOR: TAMMIE L TOUGH						
GRANTEE: JACOB L TROUP						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W30 S3 S27 S6 E16 S12 E12 N4 E2 N44 $
FGR=[ORIG=-40,3] N3 W20 S21 E20 N18 $
FOP=[ORIG=-30,30] W7 S15 E9 S1 E14 N10 W16 N6 $
UOP=[ORIG=-30,0] N12 W10 S15 E10 N3 $
FSP=[ORIG=-30,3] W10 S12 E10 N12 $
.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1996	1996	3	100	1,200	
2	0120	CLFENCE 4	0	100	0	0	600.00	UT	2.50	2.50	100	1996	1996	3	100	1,500	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	700	
4	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 3,600

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