COMM AT NE COR OF SE1/4 OF THE NW1/4, RUN W ALONG THE N LINE 222.50 TO W'ERLY R/W LINE OF A

MAGGARD KAREN/MAGGARD KAREN
625 SW KINARD CT
FT WHITE, FL 32038

**2027**

**05-6S-16-03773-000**

## BUILDING CHARACTERISTICS

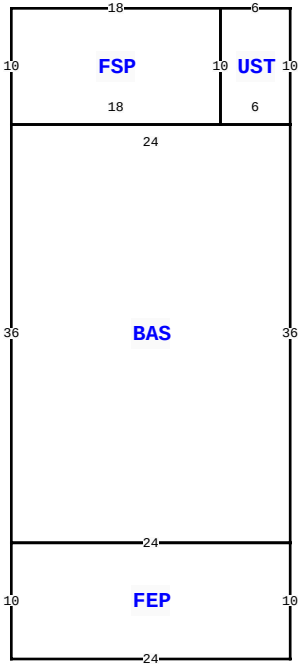
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 14 | PREFIN MT 100 |
| Interior Wall | 02 | WALL BD/WD 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 1 100 |
| Frame | 01 | NONE 100 |
| Stories | 1. | 1. 100 |
| Architectual | 05 | CONV 100 |
| Units | | 0 100 |
| Condition Adj | 03 | 03 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 04 | 04 |
| DOR CODE | 5000 | IMPROVED AG |
| MAP NUM | | MKT AREA 02 |
| NEIGHBORHOOD/LOC | 5616.00 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 864 | 100 | | 864 | 62,135 |
| FEP | 240 | 80 | | 192 | 13,808 |
| FSP | 180 | 40 | | 72 | 5,178 |
| UST | 60 | 45 | | 27 | 1,942 |
| TOTALS | 1,344 | | | 1,155 | 83,063 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,155 | 100.5822 | 110.64 | 127,789 | 1947 | 1947 | 0 | 0 | 0 | 35.00 | 65.00 |

1 SINGLE FAM 0% - 0 Heated Area: 864 HX Base Yr




716 SW KINARD CT, FORT WHITE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/07/2026 MLU |
| 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 | 0296 | SHED METAL | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 0 | 0 | 3 | 100 | 200 | |
| 2 | 0020 | BARN,FR | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 0 | 0 | 3 | 100 | 100 | |
| 3 | 0020 | BARN,FR | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 0 | 0 | 3 | 100 | 100 | |
| 4 | 0120 | CLFENCE 4 | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 1993 | 1993 | 3 | 100 | 400 | |
| 5 | 0210 | GARAGE U | 0 | 0 | 20 | 40 | 480.00 | UT | 18.00 | 18.00 | 70 | 1993 | 1993 | 3 | 70 | 6,048 | |
| 6 | 0166 | CONC,PAVMT | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 1993 | 1993 | 3 | 100 | 500 | |
| 7 | 0190 | FPLC PF | 0 | 0 | 0 | 0 | 1.00 | UT | 1,200.00 | 1,200.00 | 100 | 1993 | 1993 | 3 | 100 | 1,200 | |
| 8 | 0296 | SHED METAL | 0 | 0 | 0 | 0 | 1.00 | UT | 1,500.00 | 1,500.00 | 100 | 2026 | 2025 | | 100 | 1,500 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 83,063 |
| TOTAL MARKET OB/XF VALUE | 10,048 |
| TOTAL LAND VALUE - MARKET | 250,140 |
| TOTAL MARKET VALUE | 111,726 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 111,726 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 111,726 |
| TOTAL JUST VALUE | 343,251 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 344,760 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1240/1092 | 8/20/2012 | TD | U | I | 11 | 100 |
| GRANTOR: KAREN MAGGARD AS TRUS | | | | | | |
| GRANTEE: KAREN MAGGARD | | | | | | |
| 1214/1197 | 5/10/2011 | WD | U | I | 11 | 100 |
| GRANTOR: LOICE PORTER | | | | | | |
| GRANTEE: LOICE ALENE PORTER | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

UST= N10 W6 FSP= W18 S10 E18N10$ S10 E6$ BAS= W24 S36 FEP= S10 E24 N10 W24$ E24 N36$.

## LAND DESCRIPTION

TOTAL OB/XF 10,048

| 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 | AC | | 1.00 | 1.00 | 1.00 | 6,000.00 | 6,000.00 | 6,000 | | | | | | | |
| 2 | 6200 | A | PASTURE 3 | 0 | | A-1 | 0.00 | 0.00 | 23.00 | AC | | 1.00 | 1.00 | 1.00 | 280.00 | 280.00 | 6,440 | | | | | | | |
| 3 | 5200 | A | CROPLAND 2 | 0 | | A-1 | 0.00 | 0.00 | 16.69 | AC | | 1.00 | 1.00 | 1.00 | 370.00 | 370.00 | 6,175 | | | | | | | |
| 4 | 9910 | M | MKT.VAL.AG | 0 | | A-1 | 0.00 | 0.00 | 40.69 | AC | | 1.00 | 1.00 | 1.00 | 6,000.00 | 6,000.00 | 244,140 | | | | | | | |

REVIEW DATE 05/04/2026 BY JB Total Acres: 40.69 Total Land Value: 18,615 Market: 244,140 Agricultural: 12,615 Common: 6,000 PRINTED 11/17/2026 BY SYS