COMM AT NW COR OF S1/2 OF NW1/4, FT, S 3373.53 FT FOR POB, CONT S LINE OF SEC 6, RUN E 802.08 FT,

SLONE THOMAS CHESTER/SLONE MINDI LEE
198 SW MAGPIE CT
FORT WHITE, FL 32038

2027

06-7S-17-09925-115

BUILDING CHARACTERISTICS

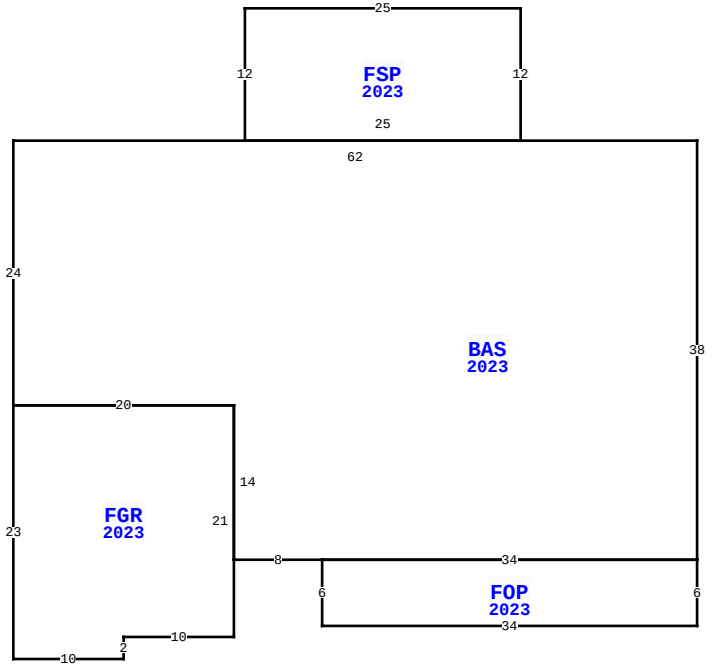
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	6717.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,076	100	2023	2,076	276,987
FGR	440	55	2023	242	32,288
FOP	204	30	2023	61	8,139
FSP	300	40	2023	120	16,011
TOTALS	3,020			2,499	333,425

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,499	125.0480	137.55	343,737	2022	2022	0	0	0	3.00	97.00

1 SINGLE FAM 100% - 2023 Heated Area: 2076 HX Base Yr 2023



198 SW MAGPIE CT, FORT WHITE

BLD DATE		LGL DATE	05/07/2026 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	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2023	2022		80	4,800	
2	0166	CONC,PAVMT	0	100	0	0	400.00	UT	3.00	3.00	100	2023	2022		100	1,200	
3	0280	POOL R/CON	0	100	15	30	450.00	UT	70.00	70.00	100	2023	2022		95	29,925	
4	0166	CONC,PAVMT	0	100	0	0	790.00	UT	3.00	3.00	100	2023	2022		100	2,370	
5	0282	POOL ENCL	0	100	0	0	1,240.00	UT	15.00	15.00	100	2023	2022		80	14,880	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		333,425
TOTAL MARKET OB/XF VALUE		53,175
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		566,600
SOH/AGL Deduction		135,656
ASSESSED VALUE		430,944
TOTAL EXEMPTION VALUE	HX HB DX	56,411
BASE TAXABLE VALUE		374,533
TOTAL JUST VALUE		566,600
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		572,660

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045101	Screen Enclosure	17,000	08/03/2022
000044723	Electrical Servic	0	06/21/2022
000044342	Swimming Pool and	58,500	05/04/2022
000042603	New Residential C	350,000	08/23/2021
000042347	Electrical Servic	0	07/16/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1436/1639	4/29/2021	WD	Q	V	04	68,000
GRANTOR: VINSON JOSHUA KANE						
GRANTEE: SLONE THOMAS CHESTE						
1436/1620	4/29/2021	WD	Q	V	04	95,000
GRANTOR:						
GRANTEE: SLONE THOMAS CHESTE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=0,-11] W62 S24 E20 S14 E8 E34 N38 $
FGR=[YR=2023;ORIG=-42,13] W20 S23 E10 N2 E10 N21 $
FSP=[YR=2023;ORIG=-41,-23] E25 S12 W25 N12 $
FOP=[YR=2023;ORIG=-34,27] E34 S6 W34 N6 $
.

LAND DESCRIPTION

TOTAL OB/XF 53,175

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	10.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	90,000							
2	9900	C	AC NON-AG	100			0.00	0.00	10.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	90,000							

REVIEW DATE 12/20/2022 BY HC Total Acres: 20.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 11/17/2026 BY SYS