

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,

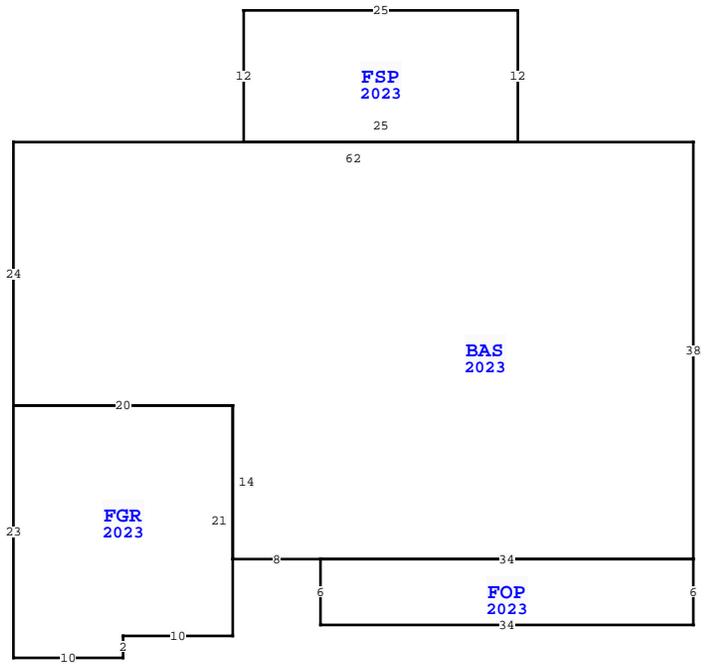
SLONE THOMAS CHESTER/SLONE MINDI LEE
 198 SW MAGPIE CT
 FORT WHITE, FL 32038

2026

06-7S-17-09925-115


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Exterior Wall	00	N/A	0
Roof Structure	08	IRREGULAR	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPK	100
Interior Floor	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
BAS	2,076	100	2023
FGR	440	55	2023
FOP	204	30	2023
FSP	300	40	2023
TOTALS	3,020		

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	140.05	349,985	2022	2022	0	0	3.00	97.00
1 SINGLE FAM 100% - 2023 Heated Area: 2076 HX Base Yr 2023											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY	Tax Group: 3	Tax Dist:	STANDARD
BUILDING MARKET VALUE			339,485
TOTAL MARKET OB/XF VALUE			53,175
TOTAL LAND VALUE - MARKET			180,000
TOTAL MARKET VALUE			572,660
SOH/AGL Deduction			154,268
ASSESSED VALUE			418,392
TOTAL EXEMPTION VALUE	HX HB DX		56,411
BASE TAXABLE VALUE			361,981
TOTAL JUST VALUE			572,660
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			578,020

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

EXTRA FEATURES		198 SW MAGPIE CT, FORT WHITE	
L N	OB/XF CODE	DESCRIPTION	BLD CAP
1	0104	GENERATOR	0 100 0 0
2	0166	CONC, PAVMT	0 100 0 0
3	0280	POOL R/CON	0 100 15 30
4	0166	CONC, PAVMT	0 100 0 0
5	0282	POOL ENCL	0 100 0 0

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
			05/07/2026	MLU	

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 \$	
POP=[YR=2023;ORIG=-34,27] E34 S6 W34 N6 \$	

LAND DESCRIPTION		TOTAL OB/XF 53,175																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							