COMM NW COR, RUN E 25 FT TO E
R/W LAZY OAK RD, CONT E 815.61
S 566.90 FT FOR POB, RUN E

MCCARTHY JOHN W JR/MCCARTHY KIMBERLEY J
957 SW HENDERSON TERR
FORT WHITE, FL 32038

2027

16-6S-16-03832-203

BUILDING CHARACTERISTICS

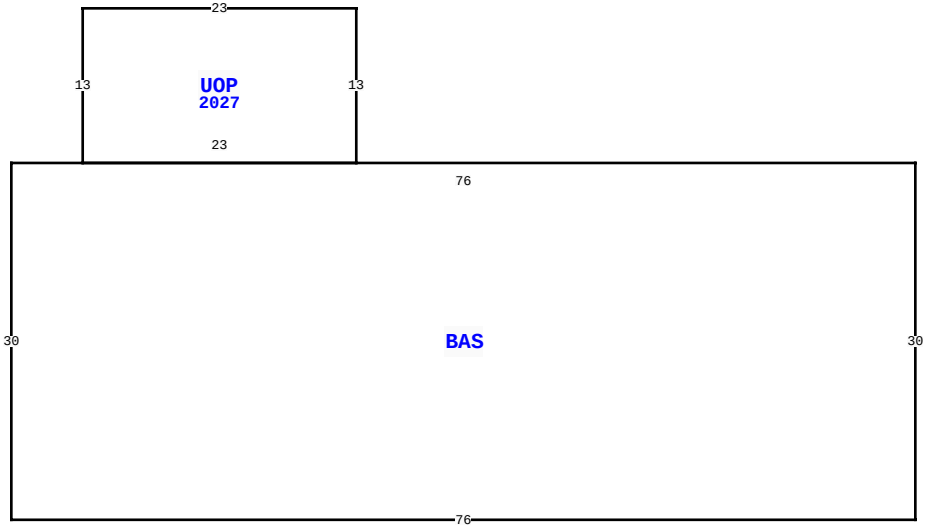
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	16616.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100		2,280	132,836
UOP	299	25	2027	75	4,370
TOTALS	2,579			2,355	137,206

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,355	113.9000	105.93	249,465	2006	2006	0	0	0	45.00	55.00

1 MANUF 1 100% - 2008 Heated Area: 2280 HX Base Yr 2008



956 SW HENDERSON TER, FORT WHITE

BLD DATE		LGL DATE	05/13/2024 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		137,206
TOTAL MARKET OB/XF VALUE		16,200
TOTAL LAND VALUE - MARKET		150,000
TOTAL MARKET VALUE		167,509
SOH/AGL Deduction		42,672
ASSESSED VALUE		124,837
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		73,426
TOTAL JUST VALUE		303,406
NCON VALUE		11,970
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		292,866

PRMT:1:1: RASMUSSEN

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23457	M H	0	08/04/2005
13113	M H	125	09/29/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1146/0278	3/18/2008	QC	Q	I	03	100
GRANTOR: JOHN MCCARTHY						
GRANTEE: JOHN & KIMBERLEY MC						
1046/0696	4/29/2005	WD	Q	V		46,000
GRANTOR: DANIELS						
GRANTEE: MCCARTHY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W76 S30 E76 N30 $
UOP=[YR=2027;ORIG=-70,-13] E23 S13 W23 N13 $
.

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	2005	2005	3	100	1,200	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	400	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0120	CLFENCE 4	0	100	0	0	1.00	UT	800.00	800.00	100	2027	2026		100	800	
5	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2027	2026		95	5,700	
6	0296	SHED METAL	0	100	0	0	1.00	UT	1,100.00	1,100.00	100	2027	2026		100	1,100	

LAND DESCRIPTION

TOTAL OB/XF 16,200

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	0200	C	MBL HM	100		A-1	0.00	0.00	0.20	LT		1.00	1.00	1.00	50,000.00	50,000.00	10,000							
2	5600	A	TIMBER 3	100					14.60	AC		1.00	1.00	1.00	281.00	281.00	4,103							
3	9910	M	MKT.VAL.AG	100					2.80	LT		1.00	1.00	1.00	50,000.00	50,000.00	140,000							

REVIEW DATE 05/05/2026 BY KS Total Acres: 15.60 Total Land Value: 14,103 Market: 140,000 Agricultural: 4,103 Common: 10,000 PRINTED 11/16/2026 BY SYS