

COMM NW COR OF SW1/4 OF NE1/4, R  
 RUN S 1677.53 FT FOR POB, RUN E  
 S 338.05 FT, W 1286.40 FT N 338.

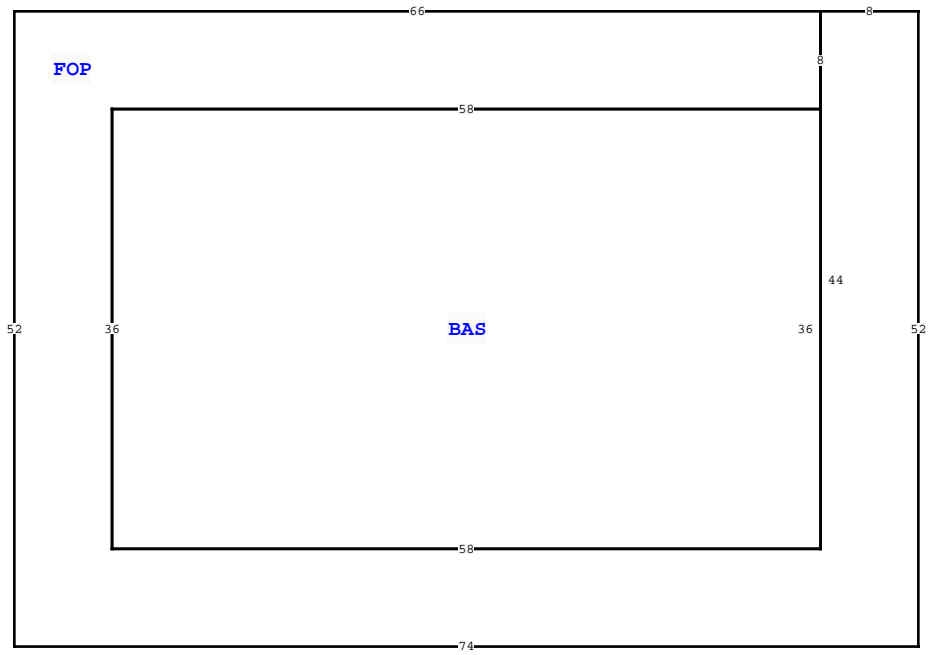
MUNN TERENCE E  
 744 SW UNITY CT  
 FORT WHITE, FL 32038

**2026**

24-7S-16-04309-006  


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	14	PREFIN MT 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	12	HARDWOOD 80	
Interior Floor	15	HARDTILE 20	
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	
Architectural	05	CONV 100	
Units		0 100	
Quality	07	07	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	24716.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,088	100	
FOP	1,760	30	
TOTALS	3,848		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2	SINGLE FAM	100%	- 2006								
Heated Area: 2088						HX Base Yr		2006			



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE	313,294			
TOTAL MARKET OB/XF VALUE	17,064			
TOTAL LAND VALUE - MARKET	110,110			
TOTAL MARKET VALUE	440,468			
SOH/AGL Deduction	120,061			
ASSESSED VALUE	320,407			
TOTAL EXEMPTION VALUE	51,411		HX HB	
BASE TAXABLE VALUE	268,996			
TOTAL JUST VALUE	440,468			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	429,228			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050034	Remodel	50,448	06/04/2024
26863	SFR	3,192,008	03/19/2008

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1484/2113	2/15/2023	PB	U	I	18	0

GRANTOR: CLERK OF COURT (SUSAN)  
 GRANTEE: MUNN TERENCE E  
 1146/1325 3/18/2008 WD Q I 01 100  
 GRANTOR: TERENCE E MUNN  
 GRANTEE: TERENCE E MUNN & SU

EXTRA FEATURES		744 SW UNITY CT, FORT WHITE	
L N	OB/XF CODE	DESCRIPTION	BLD CAP
1	0190	FPLC PF	0 100
2	0294	SHED WOOD/	0 100
3	0294	SHED WOOD/	0 100
4	0252	LEAN-TO W/	0 100

L N	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	2008	2008	3	100	1,200	
2	0294	SHED WOOD/	0 100	12	6	192.00	UT	14.00	14.00	100	2008	2008	3	100	2,688	
3	0294	SHED WOOD/	0 100	24	36	864.00	UT	14.00	14.00	100	2008	2008	3	100	12,096	
4	0252	LEAN-TO W/	0 100	18	24	432.00	UT	2.50	2.50	100	2008	2008	3	100	1,080	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W58 S36 E58 N36\$ FOP= N8 W66 S52 E74 N52 W8 S44 W58 N36 E58\$.	

LAND DESCRIPTION		TOTAL OB/XF														17,064								
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	10.01	AC		1.00	1.00	1.00	11,000.00	11,000.00	110,110							