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

2027

24-7S-16-04309-006

BUILDING CHARACTERISTICS

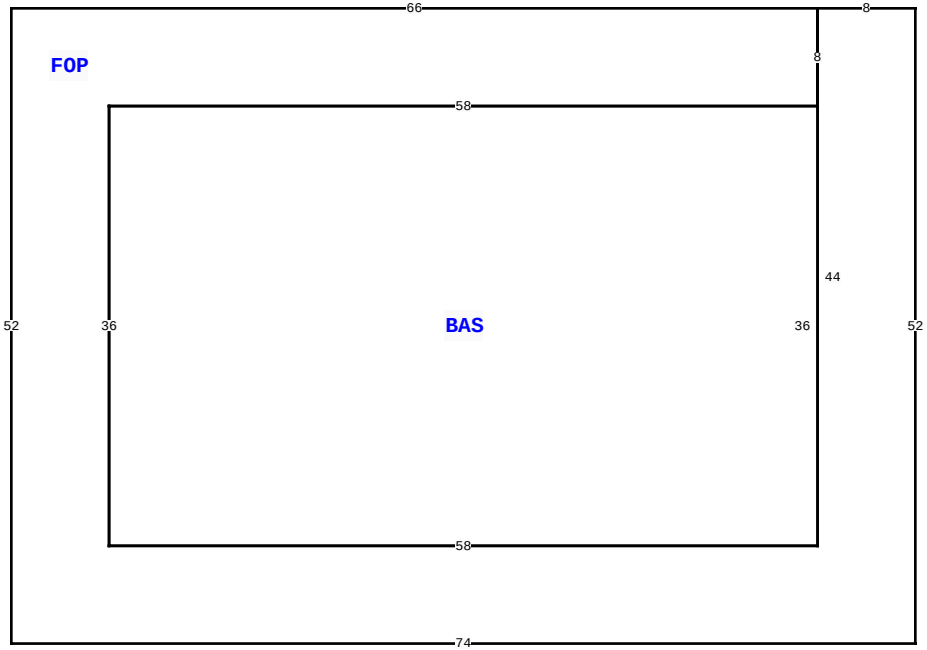
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,088	100		2,088	245,606
FOP	1,760	30		528	62,107
TOTALS	3,848			2,616	307,714

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,616	128.8320	141.72	370,740	2008	2008	0	0	0	17.00	83.00

2 SINGLE FAM 100% - 2006 Heated Area: 2088 HX Base Yr 2006



744 SW UNITY CT, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 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	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	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		307,714
TOTAL MARKET OB/XF VALUE		17,064
TOTAL LAND VALUE - MARKET		110,110
TOTAL MARKET VALUE		434,888
SOH/AGL Deduction		104,869
ASSESSED VALUE		330,019
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		278,608
TOTAL JUST VALUE		434,888
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		440,468

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						

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

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	10.01	AC		1.00	1.00	1.00	11,000.00	11,000.00	110,110							

REVIEW DATE 03/24/2026 BY robin Total Acres: 10.01 Total Land Value: 110,110 Market: 0 Agricultural: 0 Common: 110,110 PRINTED 11/17/2026 BY SYS