

COMM NE COR, RUN S 2658.81 F,  
W 567 FT FOR POB, RUN S 640.08  
FT, W 673.69 FT, N 650.34 FT,

MCCULLORS DAVID L/ROBERTS CATHY J  
787 SW UNITY CT  
FORT WHITE, FL 32038

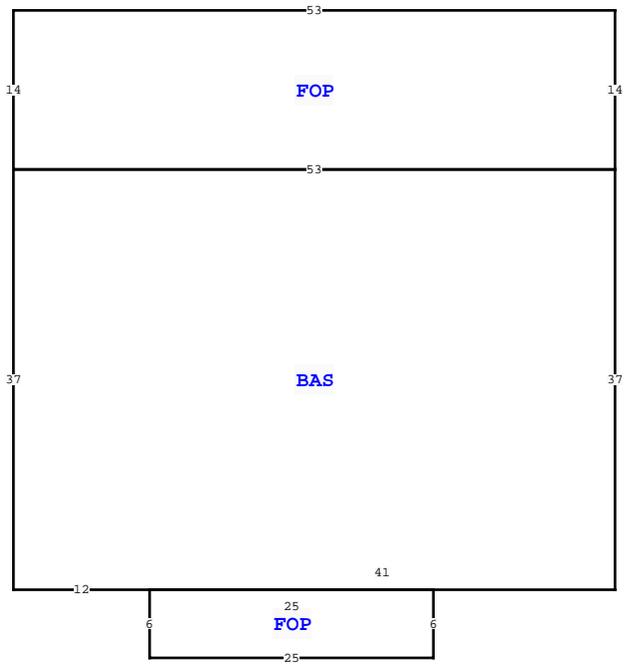
2026

24-7S-16-04317-134



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	15	CONC BLOCK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR 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		2	100
Bathrooms		2.5	100
Frame	03	MASONRY	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	24716.020 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,961	100	
FOP	150	30	
FOP	742	30	
TOTALS	2,853		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2010								
Heated Area: 1961						HX Base Yr 2010					



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			254,271
TOTAL MARKET OB/XF VALUE			50,780
TOTAL LAND VALUE - MARKET			110,110
TOTAL MARKET VALUE			415,161
SOH/AGL Deduction			145,219
ASSESSED VALUE			269,942
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			218,531
TOTAL JUST VALUE			415,161
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			404,534

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043932	Swimming Pool and	50,000	03/16/2022
32411	SFR	799	10/20/2014
30332	M H	383	08/01/2012

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1076/0155	3/02/2006	WD Q	Q	I		155,000
GRANTOR: PAUL AND SARA BINA						
GRANTEE: DAVID MCCULLORS & C						
0773/0221	3/31/1993	WD U	V	35		51,800
GRANTOR: HILLARY WELLBORN						
GRANTEE: PAUL BINA						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0327	STABLES-SM	0	100	40	60	2,400.00	UT	8.00	50	2010
2	0294	SHED WOOD/	0	100	14	16	224.00	UT	10.00	80	2010
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	100	2015
4	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	100	2015
5	0040	BARN, POLE	0	100	0	0	1.00	UT	0.00	100	2015
6	0280	POOL R/CON	0	100	15	36	540.00	UT	70.00	100	2023
7	0166	CONC, PAVMT	0	100	0	0	826.00	UT	3.00	100	2023

TOTAL OB/XF												50,780
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE							
			05/06/2026		MLU							

BUILDING NOTES											
787 SW UNITY CT, FORT WHITE											

BUILDING DIMENSIONS											
BAS= N37 FOP= N14 W53 S14 E53\$ W53 S37 E12 FOP= S6 E25 N6 W25\$ E41\$.											

LAND DESCRIPTION												TOTAL OB/XF												50,780
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	2.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	22,000							
2	0000	C	VAC RES	100		A-1	0.00	0.00	8.01	AC		1.00	1.00	1.00	11,000.00	11,000.00	88,110							