(AKA LOT D COUNTRY OAK FARMS S/D FOLLOWS): COMM NE COR OF NW1/4, TO S R/W CR-18, RUN S 625.51 FT

MCGUIRE MICHAEL G/MCGUIRE RENATA M
227 SW EUREKA CT
FORT WHITE, FL 32038

2027

31-6S-17-09818-003

BUILDING CHARACTERISTICS

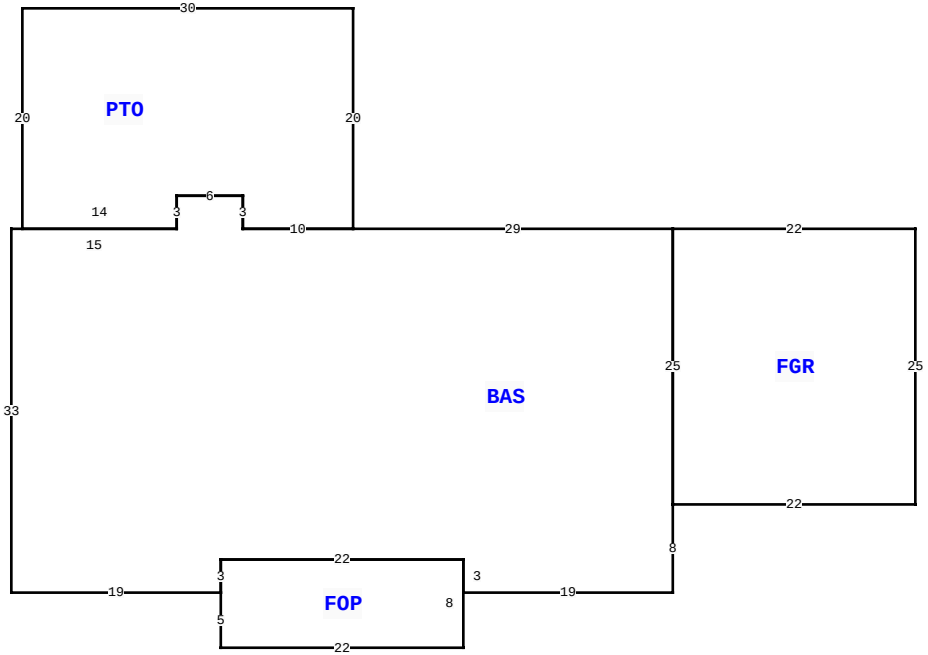
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 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	31617.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,932	100		1,932	217,088
FGR	550	55		302	33,934
FOP	176	30		53	5,956
PTO	582	5		29	3,259
TOTALS	3,240			2,316	260,235

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,316	145.9260	160.52	371,764	1995	1995	0	0	0	30.00	70.00

1 SINGLE FAM 100% - 2021 Heated Area: 1932 HX Base Yr 2021



227 SW EUREKA CT, FORT WHITE

BLD DATE		LGL DATE	05/06/2026 MLU
XF DATE		LAND DATE	
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	0166	CONC,PAVMT	0	100	0	0	592.00	UT	1.50	1.50	100	1995	1995	3	100	888	
2	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1995	1995	3	100	2,000	
3	0020	BARN,FR	0	100	28	48	1,344.00	UT	6.38	6.38	75	1993	1993	3	75	6,426	
4	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
5	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,800	
6	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	
7	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		260,235
TOTAL MARKET OB/XF VALUE		18,714
TOTAL LAND VALUE - MARKET		110,000
TOTAL MARKET VALUE		388,949
SOH/AGL Deduction		125,009
ASSESSED VALUE		263,940
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		212,529
TOTAL JUST VALUE		388,949
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		393,683

SALE:1:1: DOT - 2 MH - TAGS - INCLUDED IN SALE

PERMIT NUM	DESCRIPTION	AMT	ISSUED
24672	REMODEL	75	06/26/2006
10566	GARAGE	75	12/14/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1422/1288	10/19/2020	WD	Q	I	05	299,000
GRANTOR: JAN E HART						
GRANTEE: MICHAEL G & RENATA						
1209/1776	2/04/2011	QC	U	I	11	46,600
GRANTOR: THOMAS HART & ELIZABE						
GRANTEE: JAN HART						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W29 PTO= N20 W30 S20 E14 N3 E6 S3 E10$ W10 N3 W6 S3W15 S33 E19 FOP= S5 E22 N8 W22 S3$ N3 E22 S3 E19 N8 FGR= E22 N25 W22 S25$ N25$.

LAND DESCRIPTION

TOTAL OB/XF 18,714

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		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	11,000							
2	0000	C	VAC RES	100		00	0.00	0.00	9.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	99,000							

REVIEW DATE 10/19/2017 BY DF Total Acres: 10.00 Total Land Value: 110,000 Market: 0 Agricultural: 0 Common: 110,000 PRINTED 11/17/2026 BY SYS