

(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

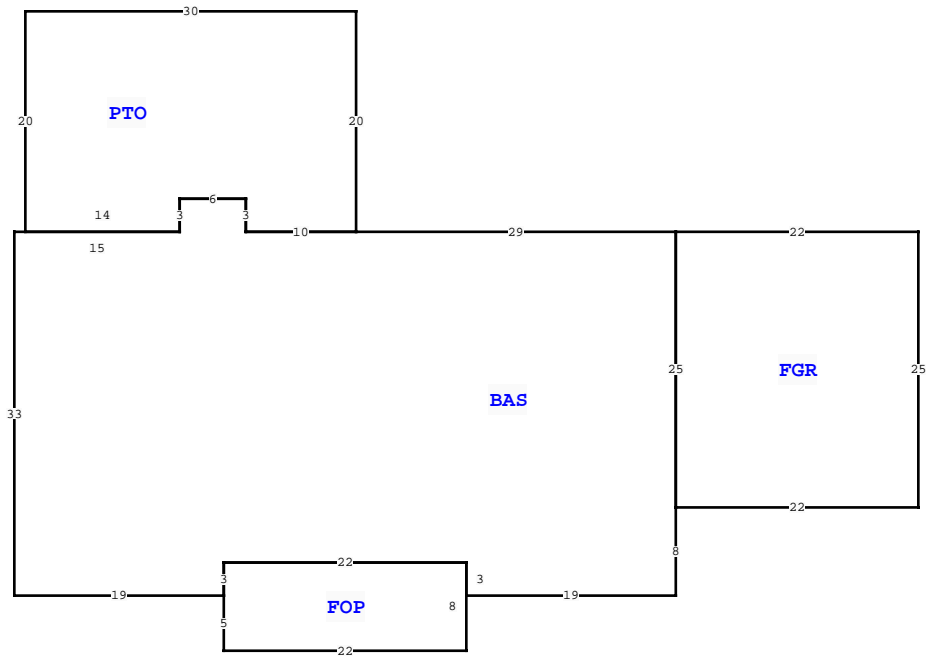
MCGUIRE MICHAEL G/MCGUIRE RENATA M
227 SW EUREKA CT
FORT WHITE, FL 32038

2026

31-6S-17-09818-003

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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
BAS	1,932	100	
FGR	550	55	
FOP	176	30	
PTO	582	5	
TOTALS	3,240		

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	163.44	378,527	1995	1995		0	0	30.00	70.00
1 SINGLE FAM 100% - 2021 Heated Area: 1932 HX Base Yr 2021												



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		264,969	
TOTAL MARKET OB/XF VALUE		18,714	
TOTAL LAND VALUE - MARKET		110,000	
TOTAL MARKET VALUE		393,683	
SOH/AGL Deduction		137,431	
ASSESSED VALUE		256,252	
TOTAL EXEMPTION VALUE		51,411	
BASE TAXABLE VALUE		204,841	
TOTAL JUST VALUE		393,683	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		382,468	
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						

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0166	CONC, PAVMT	0	100	0	0	0	592.00	UT 1.50	1.50	100	1995
2	0180	FPLC 1STRY	0	100	0	0	0	1.00	UT 2,000.00	2,000.00	100	1995
3	0020	BARN, FR	0	100	28	48	0	1,344.00	UT 6.38	6.38	75	1993
4	9945	Well/Sept	0	100	0	0	0	1.00	UT 7,000.00	7,000.00	100	
5	0169	FENCE/WOOD	0	100	0	0	0	1.00	UT 0.00	0.00	100	2017
6	0040	BARN, POLE	0	100	0	0	0	1.00	UT 0.00	0.00	100	2017
7	0252	LEAN-TO W/	0	100	0	0	0	1.00	UT 0.00	0.00	100	2017

TOTAL OB/XF												
18,714												
BLD DATE		LGL DATE										
XF DATE		LAND DATE	05/06/2026									
INC DATE		AG DATE	MLU									

BUILDING NOTES												
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												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT
1	0100	C	SFR	100		00	0.00	0.00	1.00	AC		1.00
2	0000	C	VAC RES	100		00	0.00	0.00	9.00	AC		1.00