LOT 10 SUNVIEW ESTATES ADD S/D & IN QC 1526-1342.

MCCRAY STEVE/MCCRAY LAURA
314 SW TARA CT
FORT WHITE, FL 32038

**2027**

**33-5S-16-03745-310**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 14 | PREFIN MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 2 100 |
| Stories | 1. | 1. 100 |
| Architectual | 01 | CONV 100 |
| Units | | 0 100 |
| Quality | 05 | 05 |

DOR CODE 0200 MOBILE HOME

MAP NUM | MKT AREA 02

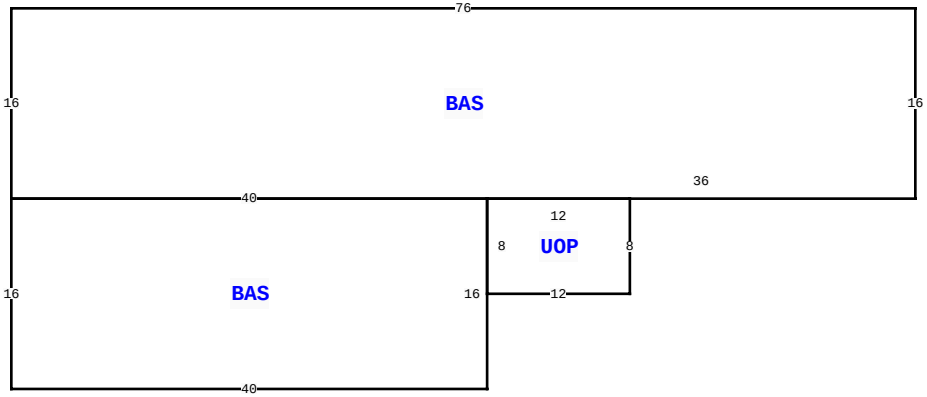
NEIGHBORHOOD/LOC 33516.030 1.00/

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 640 | 100 | | 640 | 38,270 |
| BAS | 1,216 | 100 | | 1,216 | 72,712 |
| UOP | 96 | 25 | | 24 | 1,435 |
| TOTALS | 1,952 | | | 1,880 | 112,417 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0201 | 02 | 1,880 | 116.9000 | 108.72 | 204,394 | 1985 | 1985 | 0 | 0 | 0 | 45.00 | 55.00 |

1 MANUF 1 100% - 2015 Heated Area: 1856 HX Base Yr 2015




314 SW TARA CT, FORT WHITE

BLD DATE | LGL DATE
XF DATE | LAND DATE 05/14/2026 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 | 0060 | CARPORT F | 0 | 100 | 20 | 20 | 400.00 | UT | 3.50 | 3.50 | 100 | 2012 | 2012 | 3 | 100 | 1,400 | |
| 2 | 0296 | SHED METAL | 0 | 100 | 10 | 20 | 200.00 | UT | 9.00 | 9.00 | 100 | 2012 | 2012 | 3 | 100 | 1,800 | |
| 3 | 9945 | Well/Sept | 0 | 100 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | | | 3 | 100 | 7,000 | |
| 4 | 0040 | BARN,POLE | 0 | 100 | 0 | 0 | 1.00 | UT | 400.00 | 400.00 | 100 | 2026 | 2025 | | 100 | 400 | |
| 5 | 0030 | BARN,MT | 0 | 100 | 30 | 60 | 1.00 | UT | 36,000.00 | 36,000.00 | 100 | 2026 | 2025 | | 100 | 36,000 | |
| 6 | 0040 | BARN,POLE | 0 | 100 | 0 | 0 | 1.00 | UT | 500.00 | 500.00 | 100 | 2026 | 2025 | | 100 | 500 | |

## COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 112,417 |
| TOTAL MARKET OB/XF VALUE | 47,100 |
| TOTAL LAND VALUE - MARKET | 162,000 |
| TOTAL MARKET VALUE | 321,517 |
| SOH/AGL Deduction | 202,318 |
| ASSESSED VALUE | 119,199 |
| TOTAL EXEMPTION VALUE | HX HB 51,411 |
| BASE TAXABLE VALUE | 67,788 |
| TOTAL JUST VALUE | 321,517 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 322,726 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000047814 | Electrical Servic | 0 | 08/02/2023 |
| 30049 | M H | 464 | 04/03/2012 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1268/1364 | 1/15/2014 | WD | U | I | 37 | 32,900 |
| GRANTOR: SUBRANDY LIMITED PART | | | | | | |
| GRANTEE: STEVE & LAURA MCCRA | | | | | | |
| 1137/0795 | 10/01/2007 | CT | Q | V | 01 | 100 |
| GRANTOR: CLERK OF COURT | | | | | | |
| GRANTEE: SUBRANDY LIMITED PA | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W76 S16 BAS= S16 E40 N16 W40$ E40 UOP= S8 E12 N8 W12$ E36 N16$.

## LAND DESCRIPTION

TOTAL OB/XF 47,100

| 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 | 0200 | C | MBL HM | 100 | | A-1 | 0.00 | 0.00 | 3.00 | AC | | 1.00 | 1.00 | 1.00 | 54,000.00 | 54,000.00 | 162,000 | | | | | | | |

REVIEW DATE 04/06/2026 BY JB Total Acres: 3.00 Total Land Value: 162,000 Market: 0 Agricultural: 0 Common: 162,000 PRINTED 11/17/2026 BY SYS