

LOT 4 FORT WHITE OAKS REPLAT.
757-467, 977-119, QC 1003-1393,

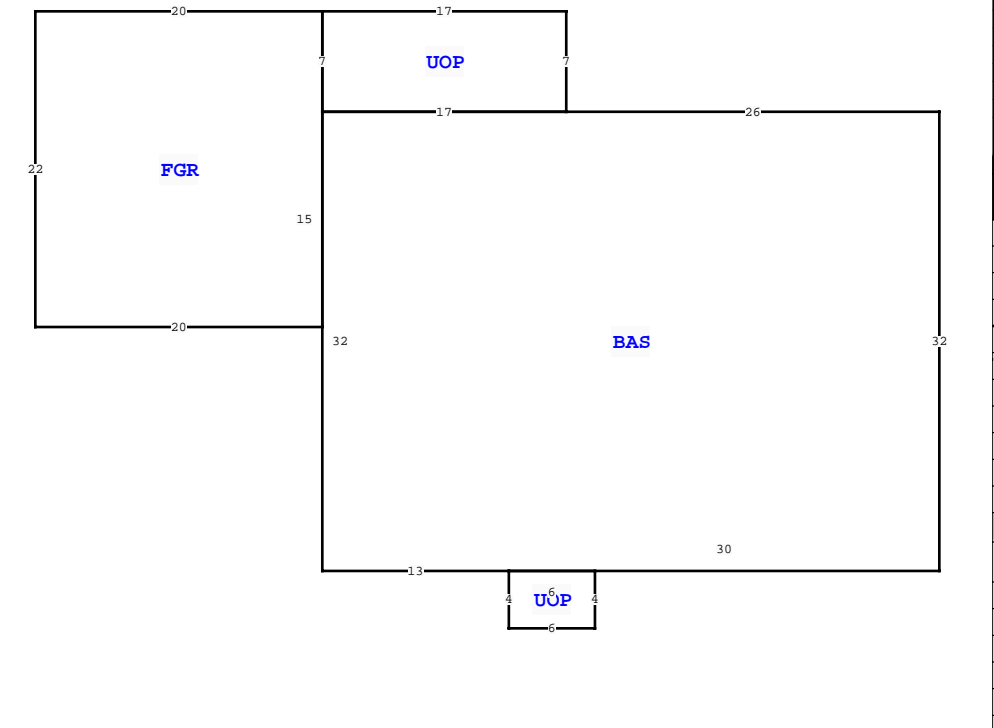
MCGUINNESS SEAN PATRICK/MCGUINNESS DONNA
160 SW DEPOT WAY
FORT WHITE, FL 32038

2026

34-6S-16-04059-504

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	70
Interior Floo	11	CLAY TILE	30
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
Condition Adj	03	03	100
Kitchen Adjus	01	01	100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,647	121.9920	136.63	225,030	2005	2005	0	0	30.00	70.00



Quality	05	05			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 02			
NEIGHBORHOOD/LOC	34616.060	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,376	100		1,376	131,602
FGR	440	55		242	23,145
UOP	24	20		5	478
UOP	119	20		24	2,295
TOTALS	1,959			1,647	157,521

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			157,521
TOTAL MARKET OB/XF VALUE			3,710
TOTAL LAND VALUE - MARKET			22,000
TOTAL MARKET VALUE			183,231
SOH/AGL Deduction			6,455
ASSESSED VALUE			176,776
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			125,365
TOTAL JUST VALUE			183,231
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			179,606

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055800	Remodel	1,589	06/02/2026
000049105	Roof Replacement	12,700	01/29/2024
22330	SFR	363	09/22/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1540/1271	5/16/2025	WD	U	I	11	100

GRANTOR: MCGUINNESS SEAN PATRI
GRANTEE: MCGUINNESS SEAN PAT
1464/1917 3/28/2022 WD Q I 01 200,000
GRANTOR: KENTSHIRE PROPERTY IN
GRANTEE: MCGUINNESS SEAN PAT

EXTRA FEATURES		160 SW DEPOT WAY, FORT WHITE														
L N	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	0	0	1,264.00	UT	2.50				3,160	
2	0120	CLFENCE 4	0	100	0	0	0	0	100.00	UT	5.50				550	

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	
		05/08/2026	MLU

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W26 UOP= N7 W17 S7 E17\$ W17 FGR= N7 W20 S22 E20 N15\$ S32 E13 UOP= S4 E6 N4 W6\$ E30 N32\$.	

LAND DESCRIPTION		TOTAL OB/XF														3,710								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	LT		1.00	1.00	1.00	22,000.00	22,000.00	22,000							