

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

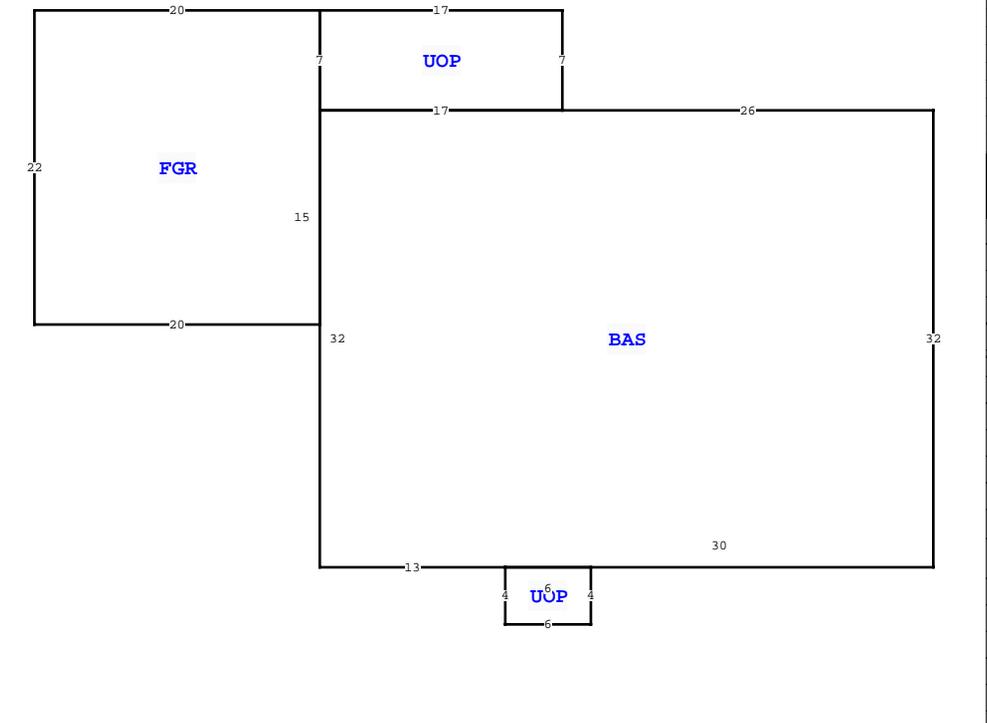
MCGUINNESS SEAN PATRICK/MCGUINNESS DONNA
160 SW DEPOT WAY
FORT WHITE, FL 32038

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	139.07	229,048	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	133,952
FGR	440	55		242	23,559
UOP	24	20		5	487
UOP	119	20		24	2,337
TOTALS	1,959			1,647	160,334

EXTRA FEATURES		BLD DATE		LGL DATE													
L	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	1,264.00	UT	2.50	2.50	100	2005	2005	3	100	3,160	
2	0120	CLFENCE 4	0	100	0	0	100.00	UT	5.50	5.50	100	2010	2010	3	100	550	

160 SW DEPOT WAY, FORT WHITE		BLD DATE		LGL DATE	05/08/2026	MLU
		XF DATE		LAND DATE		
		INC DATE		AG DATE		

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE		160,334	
TOTAL MARKET OB/XF VALUE		3,710	
TOTAL LAND VALUE - MARKET		22,000	
TOTAL MARKET VALUE		186,044	
SOH/AGL Deduction		9,268	
ASSESSED VALUE		176,776	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		125,365	
TOTAL JUST VALUE		186,044	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		179,606	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
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

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	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R	D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D	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			00	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,000.00	22,000.00	22,000							