LOT 19 FORT WHITE PARK.

753-864, 903-2479, WD 1006-421,

MCGILL EDITH M
312 SW BLUE JAY COURT
FORT WHITE, FL 32038

2027

34-6S-16-04060-119

BUILDING CHARACTERISTICS

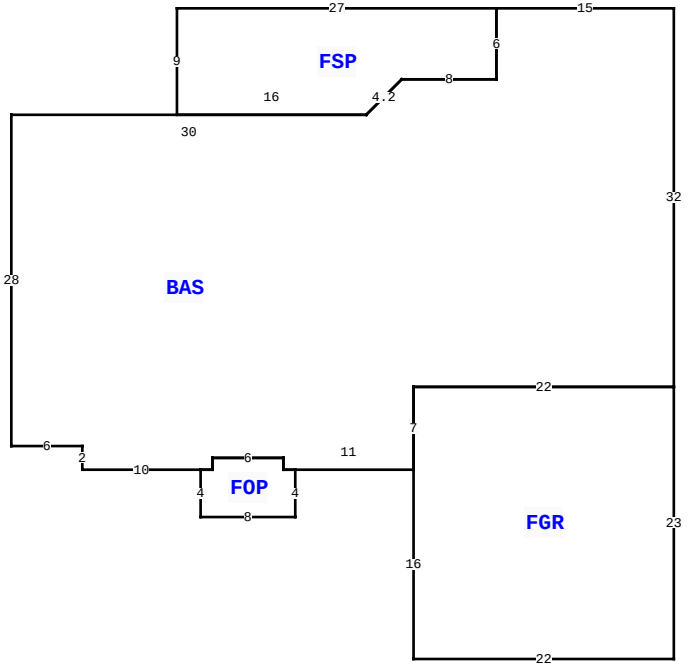
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC		34616.070 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,672	100		1,672	176,830
FGR	506	55		278	29,402
FOP	38	30		11	1,163
FSP	215	40		86	9,095
TOTALS	2,431			2,047	216,490

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,047	120.1860	132.20	270,613	2005	2005	0	0	0	20.00	80.00

1 SINGLE FAM 100% - 2006 Heated Area: 1672 HX Base Yr 2006



312 SW BLUE JAY CT, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 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	0166	CONC,PAVMT	0	100	0	0	1,080.00	UT	2.50	2.50	100	2005	2005	3	100	2,700	
2	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	400	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	300	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	216,490
TOTAL MARKET OB/XF VALUE	3,400
TOTAL LAND VALUE - MARKET	24,000
TOTAL MARKET VALUE	243,890
SOH/AGL Deduction	80,637
ASSESSED VALUE	163,253
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	111,842
TOTAL JUST VALUE	243,890
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	247,838

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22885	SFR	449	03/08/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1163/1771	12/10/2008	QC	Q	I	01	100
GRANTOR: FRED W & EDITH MCGILL						
GRANTEE: FRED & EDITH MCGILL						
1061/2483	10/06/2005	WD	Q	I		158,000
GRANTOR: HUGO ESCALANTE SR						
GRANTEE: FRED AND EDITH MCGI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W15 FSP= W27 S9 E16 R3 U3 E8 N6$ S6 W8 D3 L3 W30 S28 E6 S2 E10 FOP= S4 E8 N4 W1 N1 W6 S1 W1$ E1 N1 E6 S1 E11 FGR= S16 E22 N23 W22 S7$ N7 E22 N32$.

LAND DESCRIPTION

TOTAL OB/XF 3,400

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		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	24,000.00	24,000.00	24,000							

REVIEW DATE 06/22/2015 BY DF Total Acres: 0.50 Total Land Value: 24,000 Market: 0 Agricultural: 0 Common: 24,000 PRINTED 11/17/2026 BY SYS