

LOT 19 FORT WHITE PARK.
753-864, 903-2479, WD 1006-421,

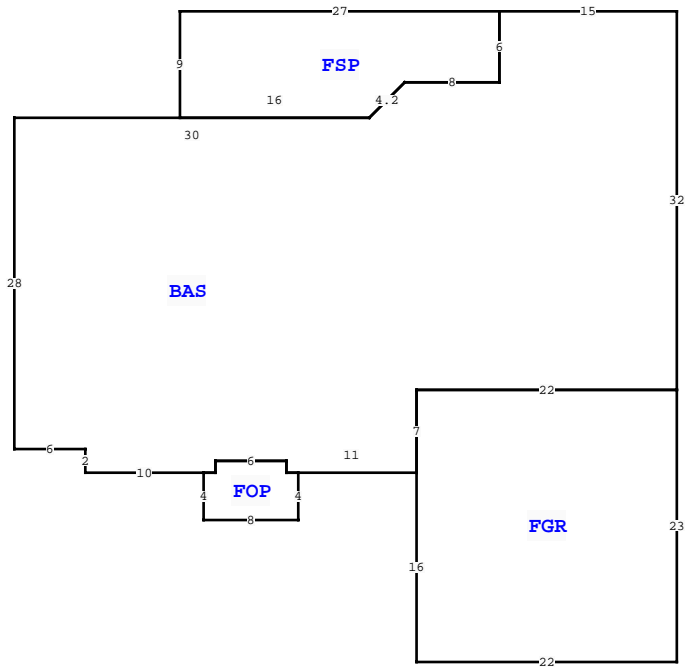
MCGILL EDITH M
312 SW BLUE JAY COURT
FORT WHITE, FL 32038

2026

34-6S-16-04060-119
VALUATION SUMMARY PAGE 1 of 1

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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
BAS	1,672	100	
FGR	506	55	
FOP	38	30	
FSP	215	40	
TOTALS	2,431		

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	134.61	275,547	2005	2005	0	0	20.00	80.00	
1 SINGLE FAM 100% - 2006 Heated Area: 1672 HX Base Yr 2006												



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			220,438
TOTAL MARKET OB/XF VALUE			3,400
TOTAL LAND VALUE - MARKET			24,000
TOTAL MARKET VALUE			247,838
SOH/AGL Deduction			89,340
ASSESSED VALUE			158,498
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			107,087
TOTAL JUST VALUE			247,838
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			241,593

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						

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	Q	% COND	OB/XF MKT VALUE	NOTES
1	0166	CONC, PAVMT	0	100	0	1,080.00	UT	2.50	2.50	100	2005	2005	3	100	2,700	
2	0070	CARPORT UF	0	100	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	400	
3	0169	FENCE/WOOD	0	100	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	300	

TOTAL OB/XF													3,400											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	24,000.00	24,000.00	24,000							

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	% 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							