LOT 20 FORT WHITE PARK.

753-864, WD 1029-299, 1120-1669,

WILLIAMS CHARMAIN REVOCABLE TRUST U/A/D JANUARY 17
328 SW BLUE JAY CT
FORT WHITE, FL 32038

2026

34-6S-16-04060-120

COLUMBIA COUNTY PROPERTY

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	13	LAM/VNLPLK 100
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
Units		0 100
Quality	07	07

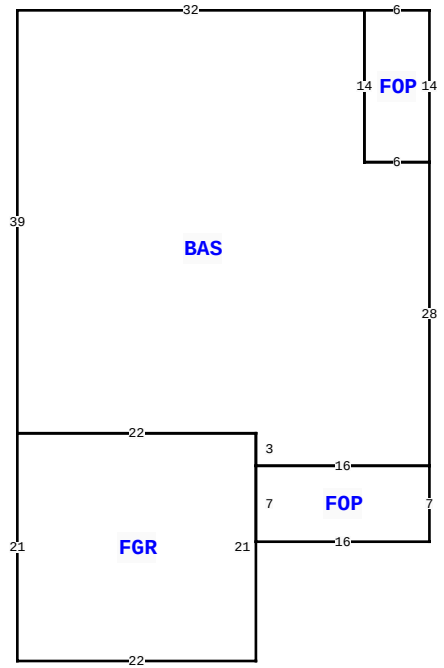
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	34616.070	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,446	100		1,446	195,744
FGR	462	55		254	34,384
FOP	84	30		25	3,384
FOP	112	30		34	4,602
TOTALS	2,104			1,759	238,115

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,759	126.3240	144.01	253,314	2019	2019	0	0	0	6.00	94.00

1 SINGLE FAM 0% - 2025 Heated Area: 1446 HX Base Yr



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

328 SW BLUE JAY CT, FORT WHITE

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	238,115
TOTAL MARKET OB/XF VALUE	2,366
TOTAL LAND VALUE - MARKET	24,000
TOTAL MARKET VALUE	264,481
SOH/AGL Deduction	0
ASSESSED VALUE	264,481
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	264,481
TOTAL JUST VALUE	264,481
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	253,786

PERMIT NUM	DESCRIPTION	AMT	ISSUED
38304	SFR	664	07/02/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1541/1409	1/17/2025	QC	U	I	11	100
GRANTOR: WILLIAMS CHARMAIN						
GRANTEE: WILLIAMS CHARMAIN R						
1519/1116	7/18/2024	WD	Q	I	01	310,000
GRANTOR: SCHRAMM MARLEY LEIGHA						
GRANTEE: WILLIAMS CHARMAIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W32 S39 FGR= S21 E22 N21 W22$ E22 S3 FOP= S7 E16 N7 W16$ E16 N28 FOP= N14 W6 S14 E6$ W6 N14$.

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	0	0	0	1,183.00	UT	2.00	2.00	100	2019	2019	3	100	2,366	

LAND DESCRIPTION

TOTAL OB/XF 2,366

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	0		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 07/22/2024 BY ME Total Acres: 0.50 Total Land Value: 24,000 Market: 0 Agricultural: 0 Common: 24,000 PRINTED 05/08/2026 BY SYS