

LOT 21 FORT WHITE PARK.  
753-864, WD 1029-299, 1120-1669,

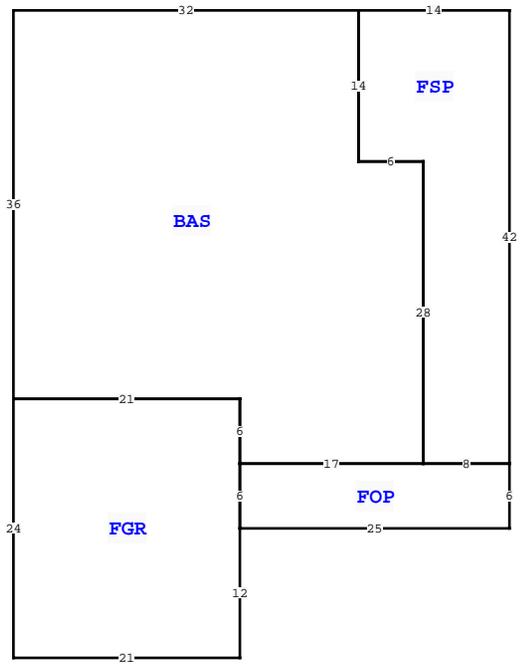
FIELDING JOSEPH M/FIELDING SHARON L  
344 SW BLUE JAY CT  
FORT WHITE, FL 32038-3356

**2026**

34-6S-16-04060-121  
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BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	32 HARDIE BRD 100
Exterior Wall	00 N/A 0
Roof Structure	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	13 LAM/VNLPLK 50
Interior Floor	13 LAM/VNLPLK 50
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
Condition Adj	03 03 100
Kitchen Adjus	01 01 100
Quality	07 07
DOR CODE	0100 SINGLE FAMILY

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	2022								
Heated Area: 1386						HX Base Yr 2022					



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,386	100		1,386	193,264
FGR	504	55		277	38,625
FOP	150	30		45	6,275
FSP	420	40		168	23,426
<b>TOTALS</b>	<b>2,460</b>			<b>1,876</b>	<b>261,589</b>

344 SW BLUE JAY CT, FORT WHITE

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

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	400.00	UT	3.00	3.00	100	2022	2021		100	1,200	

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	4
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 4	Tax Dist:			
BUILDING MARKET VALUE			261,589	
TOTAL MARKET OB/XF VALUE			1,200	
TOTAL LAND VALUE - MARKET			24,000	
TOTAL MARKET VALUE			286,789	
SOH/AGL Deduction			44,904	
ASSESSED VALUE			241,885	
TOTAL EXEMPTION VALUE	HX HB		51,411	
BASE TAXABLE VALUE			190,474	
TOTAL JUST VALUE			286,789	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			275,874	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
40747	SFR	0	10/21/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1476/591	9/16/2022	LE	U	I	14	100
GRANTOR: FIELDING JOSEPH M						
GRANTEE: WOJTIUK DENISE						
1436/1605	4/30/2021	WD	Q	I	01	259,000
GRANTOR: STERLING DEVELOPMENT						
GRANTEE: FIELDING JOSEPH M						

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[ORIG=-20,-20] S36 E21 S6 E17 N28 W6 N14 W32 \$
FGR=[ORIG=-20,16] S24 E21 N12 N6 N6 W21 \$
FOP=[ORIG=1,22] S6 E25 N6 W8 W17 \$
FSP=[ORIG=12,-20] S14 E6 S28 E8 N42 W14 \$

LAND DESCRIPTION															TOTAL OB/XF									
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							