LOT 31 FORT WHITE PARK.

753-864, 760-997, WD 1029-1506 W

MAGGARD HAROLD/MAGGARD KAREN
625 SW KINARD CT
FORT WHITE, FL 32038-4395

2027

34-6S-16-04060-131

BUILDING CHARACTERISTICS

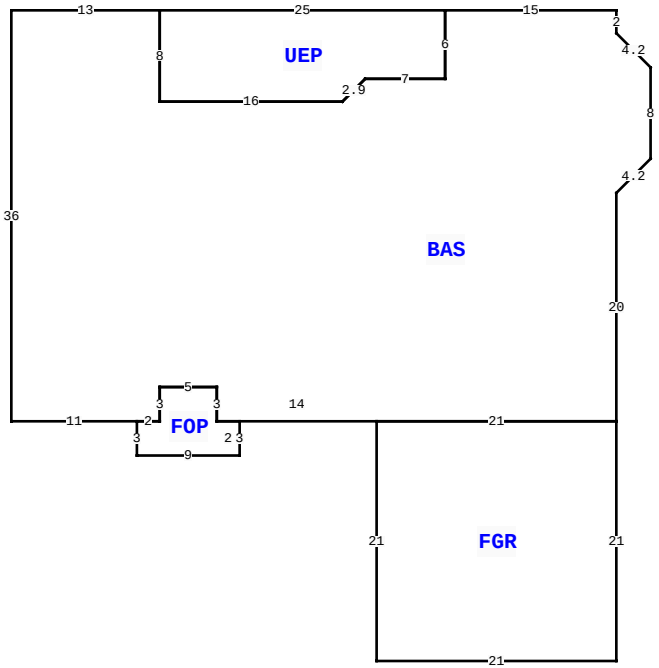
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	06	06
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	1,742	100		1,742	192,568
FGR	441	55		243	26,862
FOP	42	30		13	1,437
UEP	184	60		110	12,160
TOTALS	2,409			2,108	233,027

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,108	122.5570	134.81	284,179	2007	2007	0	0	0	18.00	82.00

1 SINGLE FAM 0% - 0 Heated Area: 1742 HX Base Yr



226 SW PAISLEY 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	0	0	0	1,061.00	UT	3.00	3.00	100	2007	2007	3	100	3,183	
2	0080	DECKING	0	0	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	300	
3	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	1,800	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	233,027
TOTAL MARKET OB/XF VALUE	5,283
TOTAL LAND VALUE - MARKET	24,000
TOTAL MARKET VALUE	262,310
SOH/AGL Deduction	0
ASSESSED VALUE	262,310
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	262,310
TOTAL JUST VALUE	262,310
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	266,545

SALE:2:1: 21 LOTS

SALE:1:1: 9 LOTS - 9 PRCLS

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23803	SFR	437	11/02/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1347/2219	11/09/2017	TR	U	I	11	100
GRANTOR: KAREN MAGGARD TRUSTEE						
GRANTEE: HAROLD & KAREN MAGG						
1306/1708	12/07/2015	WD	U	I	30	100
GRANTOR: LUCILLE P ROBERTS (RE						
GRANTEE: KAREN MAGGARD AS TR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 S36 E11 FOP= S3 E9 N3 W2 N3 W5 S3 W2$ E2 N3 E5 S3
E14 FGR= S21 E21 N21 W21 $ E21 N20 R3 U3 N8 U3 L3 N2 W15
UEP= W25 S8 E16 R2 U2 E7 N6$ S6 W7 D2 L2 W16 N8$.

LAND DESCRIPTION

TOTAL OB/XF 5,283

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 05/28/2026 BY NH Total Acres: 0.50 Total Land Value: 24,000 Market: 0 Agricultural: 0 Common: 24,000 PRINTED 11/16/2026 BY SYS