

LOT 31 FORT WHITE PARK.  
753-864, 760-997, WD 1029-1506 W

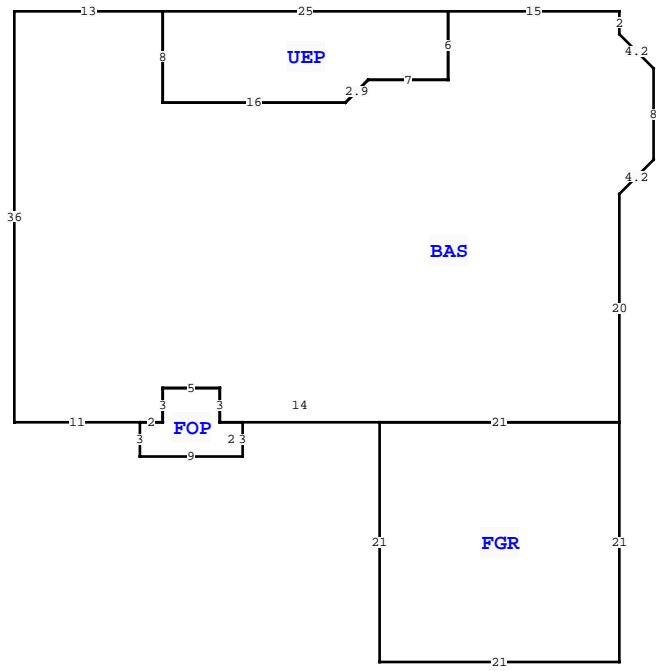
MAGGARD HAROLD/MAGGARD KAREN  
625 SW KINARD CT  
FORT WHITE, FL 32038-4395

**2026**

34-6S-16-04060-131  
COLUMBIA COUNTY PROPERTY PAGE 1 of 1

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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
BAS	1,742	100	
FGR	441	55	
FOP	42	30	
UEP	184	60	
TOTALS	2,409		

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	137.26	289,344	2007	2007	0	0	18.00	82.00	
1 SINGLE FAM 0% - 0 Heated Area: 1742 HX Base Yr												



VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		237,262
TOTAL MARKET OB/XF VALUE		5,283
TOTAL LAND VALUE - MARKET		24,000
TOTAL MARKET VALUE		266,545
SOH/AGL Deduction		0
ASSESSED VALUE		266,545
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		266,545
TOTAL JUST VALUE		266,545
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		260,439

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 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\$.

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

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