

COMM NW COR OF NE1/4 OF NW1/4, R  
FOR POB, CONT E 947.55 FT TO W R  
RUN SE ALONG RR 683.15 FT TO SAN

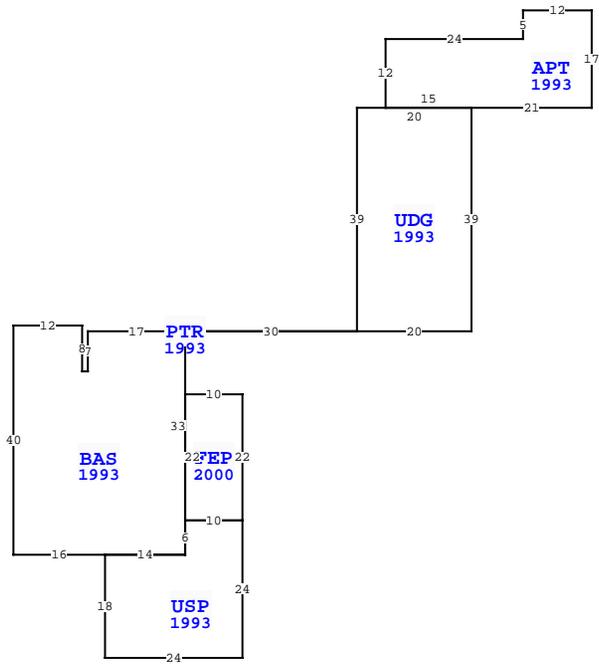
MCDERMOTT TARA A  
369 SW ADA CT  
FORT WHITE, FL 32038

**2021**

32-7S-17-10089-000  
VALUATION SUMMARY

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	15	HARDTILE	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	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	04	04	
DOR CODE	5000 IMPROVED AG		
MAP NUM		MKT AREA	02
NEIGHBORHOOD	32717.00 1.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
APT	492	100	492
BAS	1,175	100	1,175
FEP	220	80	176
PTR	0	0	0
UDG	780	55	429
USP	492	35	172
TOTALS	3,159		2,444

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,444	102.1944	71.54	174,844	1950	1980		0	0	35.00	65.00	
1 SINGLE FAM - 0% - 0													
HX Base Yr													



COLUMBIA COUNTY PROPERTY			PAGE 1 of 2	3
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE	145,589			
TOTAL MARKET OB/XF VALUE	6,100			
TOTAL LAND VALUE - MARKET	199,867			
TOTAL MARKET VALUE	168,500			
SOB/AGL Deduction	917			
ASSESSED VALUE	167,583			
TOTAL EXEMPTION VALUE	0			
BASE TAXABLE VALUE	167,583			
TOTAL JUST VALUE	351,556			
INCOME VALUE				
PREVIOUS YEAR VALUE	0			
LAND: 2:1: RIVERFRONT	DOR 1998			
BLDG: 1:1: DOR 1998				
XFOB: 1:1: DOR 1998				

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1432/2580	3/19/2021	WD	Q	I	01	340,000
GRANTOR: BYINGTON JOHN D III						
GRANTEE: MCDERMOTT TARA A						
1122/1963	6/15/2007	WD	Q	I		400,000
GRANTOR: DONALD A & DEANNA R W						
GRANTEE: JOHN D III & MARINA						

EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0060	CARPOT F	0	0	0	1.00	UT	0.00	0.00	DOR 1998
2	0294	SHED WOOD/	0	0	8	1.00	UT	800.00	800.00	
6	0190	FPLC PF	0	0	0	1.00	UT	1,200.00	1,200.00	
7	0190	FPLC PF	0	0	0	1.00	UT	1,200.00	1,200.00	
8	0030	BARN, MT	0	0	20	600.00	UT	2.50	2.50	
9	0030	BARN, MT	0	0	20	600.00	UT	2.50	2.50	

TOTAL OB/XF														6,100									
L N	USE CODE	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0132	SFR RIVER	0		A-1	100.00	0.00	1.50	AC		1.00	1.00	0.80	11,900.00	9,520.00	14,280	RIVERFRONT						
2	6200	PASTURE 3	0		A-1	0.00	0.00	10.46	AC		1.00	1.00	1.00	242.00	242.00	2,531							
3	9910	MKT. VAL. AG	0		A-1	0.00	0.00	10.46	AC		1.00	1.00	1.50	11,828.38	17,742.57	185,587							

LAND DESCRIPTION														TOTAL OB/XF		6,100							
L N	USE CODE	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0132	SFR RIVER	0		A-1	100.00	0.00	1.50	AC		1.00	1.00	0.80	11,900.00	9,520.00	14,280	RIVERFRONT						
2	6200	PASTURE 3	0		A-1	0.00	0.00	10.46	AC		1.00	1.00	1.00	242.00	242.00	2,531							
3	9910	MKT. VAL. AG	0		A-1	0.00	0.00	10.46	AC		1.00	1.00	1.50	11,828.38	17,742.57	185,587							

BUILDING NOTES													
BUILDING DIMENSIONS													
BAS=[YR=1993] W17 S7 W1 N8 W12 S40 E16 USP=[YR=1993] S18 E24 N24 W10 S6 W14\$ E14 N6 FEP=[YR=2000] E10 N22 W10 S22\$ N33\$ PTR=[YR=1993] E30 UDG=[YR=1993] E20 N39 APT=[YR=1993] E21 N17 W12 S5 W24 S12 E15\$ W20 S39\$ W30\$.													

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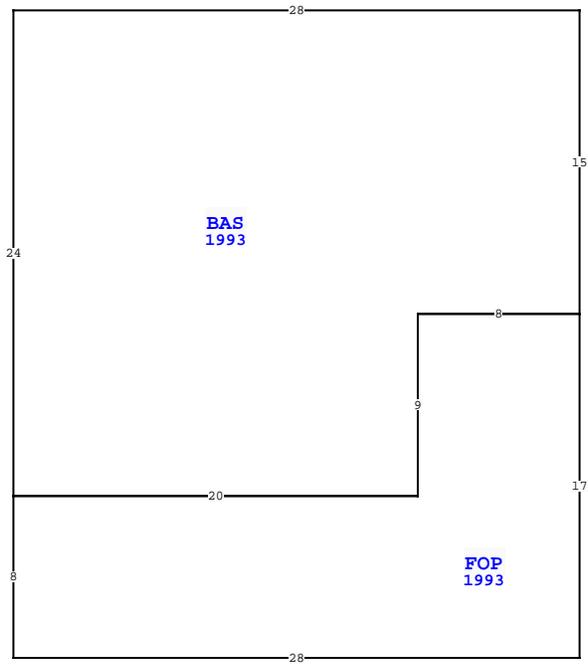
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**2021**

32-7S-17-10089-000  


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	01	MINIMUM 100	
Interior Wall	05	DRYWALL 100	
Interior Floo	14	CARPET 90	
Interior Floo	08	SHT VINYL 10	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		1 100	
Bathrooms		1 100	
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	03	03	
DOR CODE	5000 IMPROVED AG		
MAP NUM		MKT AREA	02
NEIGHBORHOOD	32717.00		1.00
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	600	100	600
FOP	296	30	89
			SUBAREA MARKET VALUE
			27,815
			4,126
TOTALS	896		689
			31,940

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
2	SINGLE FAM	- 0%	- 0	71.32	49,139	1950	1980	0	0	35.00	65.00	HX Base Yr



369 SW ADA CT, FORT WHITE

BLD DATE	LGL DATE
XF DATE	LAND DATE
INC DATE	AG DATE

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TOTAL MARKET VALUE		168,500	
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ASSESSED VALUE		167,583	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		167,583	
TOTAL JUST VALUE		351,556	
INCOME VALUE			
PREVIOUS YEAR VALUE		0	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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GRANTEE: MCDERMOTT TARA A						
1122/1963	6/15/2007	WD Q	Q	I		400,000
GRANTOR: DONALD A & DEANNA R W						
GRANTEE: JOHN D III & MARINA						

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=1993] W28 S24 FOP=[YR=1993] S8 E28 N17 W8 S9 W20\$ E20 N9 E8 N15\$.

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

LAND DESCRIPTION	TOTAL OB/XF													0									
L N	USE CODE	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV