

LOT 7 BLOCK A TIMUQUA S/D.

802-2550, DC 1381-2668, WD

HUMPHRIES MATTHEW G/HUMPHRIES RACHEL W
956 SW TIMUQUA TER
FORT WHITE, FL 32038

2026

01-7S-16-04104-107



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	01	NONE 100
Stories	1.5	1.5 100
Architectural Units	05	CONV 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100 SINGLE FAMILY	
MAP NUM		MKT AREA 02

NEIGHBORHOOD/LOC					
1716.0200		1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,578	100		2,578	193,946
FOP	551	30		165	12,413
FSP	312	40		125	9,404
FST	24	55		13	978
FST	176	55		97	7,298
FST	788	55		433	32,575
TOTALS	4,429			3,411	256,613

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	
2	0040	BARN, POLE	0	0	24	36	864.00	UT	1.25	1.25	
3	0166	CONC, PAVMT	0	0	0	0	1,056.00	UT	1.00	1.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	0100	C	SFR	0		00	0.00	0.00	5.02	AC	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,411	103.3410	115.74	394,789	1996	1996	0	0	35.00	65.00
1 SINGLE FAM 0% - 2025 Heated Area: 2578 HX Base Yr											
956 SW TIMUQUA TER, FORT WHITE											
BLD DATE				LGL DATE				05/13/2024			
XF DATE				LAND DATE				MLU			
INC DATE				AG DATE							

COLUMBIA COUNTY PROPERTY			
PAGE 1 of 1			3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		256,613	
TOTAL MARKET OB/XF VALUE		3,336	
TOTAL LAND VALUE - MARKET		50,200	
TOTAL MARKET VALUE		310,149	
SOH/AGL Deduction		0	
ASSESSED VALUE		310,149	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		310,149	
TOTAL JUST VALUE		310,149	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		310,149	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9867	SFR	510	06/21/1995

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
1381/2685	4/05/2019	WD	U	I	11
GRANTOR: MATTHEW G & RACHEL W					
GRANTEE: MATTHEW G & RACHEL					
0802/2550	3/15/1995	WD	U	V	34
GRANTOR: HETTIE LOU GLENN					
GRANTEE: AMANDA G & MATTHEW					

BUILDING NOTES											
----------------	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS											
BAS= W53 S38 FOP= S7 E77 N13W6 S6 W21 D3 L3 W5 L3 U3 W39\$ E39 D3 R3 E5 R3 U3 E21 N6 E6 N18 FSP= N14 W24 S11 FST= S3 E8 N3 W8\$ E8 S3 E16\$ W24 N14\$ PTR= N30 FST= N38 W16 S15 W15 S2 FST= W22 S8 E22 N8\$ S10 E15 S11 E16\$ S30\$.											