AKA LOT 6 ICHETUCKNEE WILDERNESS
S1/2 OF SE1/4 OF NW1/4 OF SE1/4.

MACDONALD DUNCAN JOHN (ESTATE)/MACDONALD PATRICIA
565 SW QUARTER LN
FORT WHITE, FL 32038

**2026**

**06-6S-16-03784-106**

## COLUMBIA COUNTY PROPERTY



### BUILDING CHARACTERISTICS

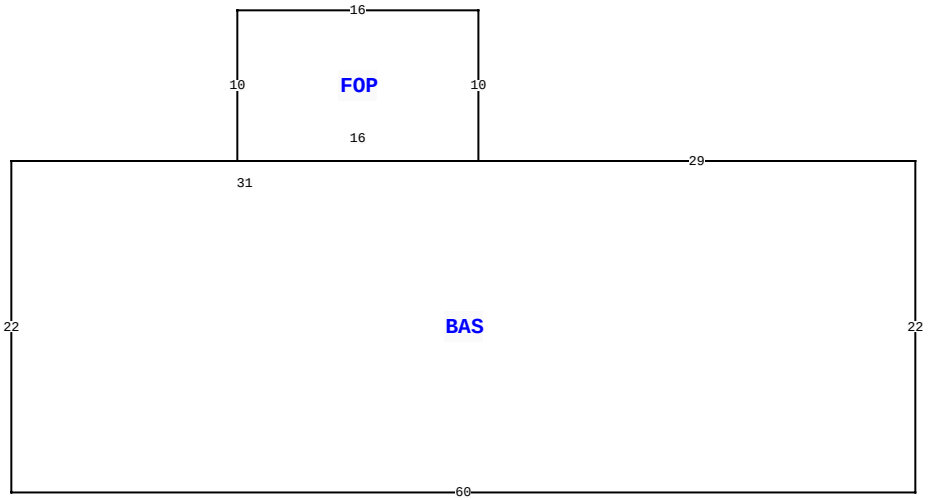
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 26 | ALM SIDING 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 01 | MINIMUM 100 |
| Interior Wall | 04 | PLYWOOD 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 02 | WINDOW 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Stories | 1. | 1. 100 |
| Architectual | 01 | CONV 100 |
| Units | | 0 100 |
| Condition Adj | 03 | 03 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 05 | 05 |
| DOR CODE | 0200 | MOBILE HOME |
| MAP NUM | | MKT AREA 02 |
| NEIGHBORHOOD/LOC | 6616.0100 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,320 | 100 | | 1,320 | 32,916 |
| FOP | 160 | 35 | | 56 | 1,396 |
| TOTALS | 1,480 | | | 1,376 | 34,312 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 1,376 | 103.9000 | 62.34 | 85,780 | 1977 | 1977 | 0 | 0 | 0 | 60.00 | 40.00 |

1 MOBILE HME 100% - 1996 Heated Area: 1320 HX Base Yr 1996




565 SW QUARTER LN, FORT WHITE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/10/2024 MLU |
| INC DATE | | AG DATE | |

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 34,312 |
| TOTAL MARKET OB/XF VALUE | | 7,500 |
| TOTAL LAND VALUE - MARKET | | 50,500 |
| TOTAL MARKET VALUE | | 92,312 |
| SOH/AGL Deduction | | 42,362 |
| ASSESSED VALUE | | 49,950 |
| TOTAL EXEMPTION VALUE | HX HB WX | 30,000 |
| BASE TAXABLE VALUE | | 19,950 |
| TOTAL JUST VALUE | | 92,312 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 92,312 |

BLDG:1:1: ALLA MH

XFOB:1:1: ALLA MH

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0813/2193 | 11/16/1995 | WD | Q | I | | 34,000 |

GRANTOR: LENVIL DICKS

GRANTEE: DUNCAN JOHN & PATRI

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS= W29 FOP= N10 W16 S10 E16$ W31 S22 E60 N22$.

### 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 | 0294 | SHED WOOD/ | 0 | 100 | 12 | 16 | 1.00 | UT | 0.00 | 0.00 | 100 | 1993 | 1993 | 3 | 100 | 500 | |
| 2 | 9945 | Well/Sept | 0 | 100 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | | | 3 | 100 | 7,000 | |

### LAND DESCRIPTION

TOTAL OB/XF 7,500

| 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 | 0102 | C | SFR/MH | 100 | | A-1 | 0.00 | 0.00 | 5.05 | AC | | 1.00 | 1.00 | 1.00 | 10,000.00 | 10,000.00 | 50,500 | | | | | | | |

REVIEW DATE 05/20/2015 BY TW Total Acres: 5.05 Total Land Value: 50,500 Market: 0 Agricultural: 0 Common: 50,500 PRINTED 11/17/2025 BY SYS