AKA LOT 11 ICHETUCKNEE WILDERNES
W1/2 OF NW1/4 OF NW1/4 OF SE1/4.

TRIANA JAIME/TRIANA ARIELLE STAR
1205 LUCERNE AVE, UNIT B
LAKE WORTH, FL 33460

2026

06-6S-16-03784-111

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Architectual	05	CONV 100
Units		0 100
Quality	06	06

DOR CODE 0100 SINGLE FAMILY

MAP NUM | MKT AREA 02

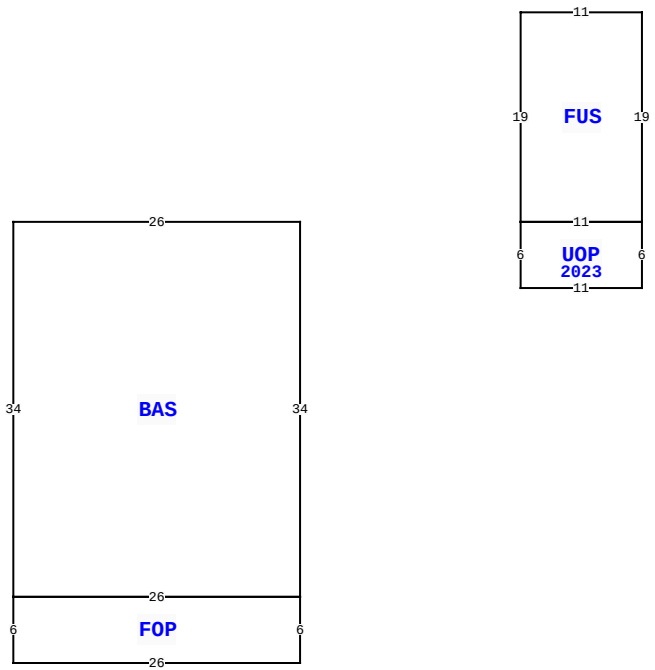
NEIGHBORHOOD/LOC 6616.0100 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	884	100		884	120,837
FOP	156	30		47	6,424
FUS	209	100		209	28,569
UOP	66	20	2023	13	1,777
TOTALS	1,315			1,153	157,608

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,153	145.2919	162.73	187,628	2009	2009	0	0	0	16.00	84.00

1 SINGLE FAM 0% - 2023 Heated Area: 1093 HX Base Yr



694 SW QUARTER LN, FORT WHITE

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	157,608
TOTAL MARKET OB/XF VALUE	8,000
TOTAL LAND VALUE - MARKET	50,600
TOTAL MARKET VALUE	216,208
SOH/AGL Deduction	0
ASSESSED VALUE	216,208
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	216,208
TOTAL JUST VALUE	216,208
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	218,084

PERMIT NUM	DESCRIPTION	AMT	ISSUED
28033	SFR	402	08/25/2009
26509	TR/TRAILER	189	12/13/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1471/119	7/11/2022	WD	Q	I	01	255,000
GRANTOR: HENDERLY MAX E						
GRANTEE: TRIANA JAIME						
1419/0369	8/31/2020	WD	Q	I	01	154,500
GRANTOR: ADRIENNE E JORDAN & P						
GRANTEE: MAX E HENDERLY & BI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W26 S34 E26 N34 $
FUS=[ORIG=20,0] E11 N19 W11 S19 $
FOP=[ORIG=-26,34] S6 E26 N6 W26 $
UOP=[YR=2023;ORIG=20,0] S6 E11 N6 W11 $
.

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	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
2	0294	SHED WOOD/	0	0	0	0	1.00	UT	1,000.00	1,000.00	100	2023	2022		100	1,000	

LAND DESCRIPTION

TOTAL OB/XF 8,000

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	5.06	AC		1.00	1.00	1.00	10,000.00	10,000.00	50,600							

REVIEW DATE 08/05/2022 BY ME Total Acres: 5.06 Total Land Value: 50,600 Market: 0 Agricultural: 0 Common: 50,600 PRINTED 11/17/2025 BY SYS