

N1/2 OF NW1/4 OF SW1/4 OF SE1/4
OF SW1/4 OF SE1/4. (AKA LOTS 5 &
ICHETUCKNEE WILDERNESS S/D UNR.

SINCLAIR JOHN A/SINCLAIR JOAN L
526 SW QUARTER LN
FORT WHITE, FL 32038

2026

06-6S-16-03784-114



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY															
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 3																				
Exterior Wall	31	VINYL SID 100	0800	02	1,538	117.9000	70.74	108,798	1996	1996	0	0	0	60.00	40.00	VALUATION SUMMARY																			
Roof Structur	03	GABLE/HIP 100	1 MOBILE HME 100% - 2000													Heated Area: 1296																			
Roof Cover	14	PREFIN MT 100														HX Base Yr 2000																			
Interior Wall	05	DRYWALL 100														VALUATION BY										STANDARD									
Interior Floo	14	CARPET 90														Tax Group: 3										Tax Dist:									
Interior Floo	08	SHT VINYL 10														BUILDING MARKET VALUE										43,519									
Air Condition	03	CENTRAL 100														TOTAL MARKET OB/XF VALUE										16,134									
Heating Type	04	AIR DUCTED 100														TOTAL LAND VALUE - MARKET										95,855									
Bedrooms		3 100														TOTAL MARKET VALUE										155,508									
Bathrooms		2 100														SOH/AGL Deduction										64,528									
Stories	1.	1. 100														ASSESSED VALUE										90,980									
Architectual	01	CONV 100														TOTAL EXEMPTION VALUE										98 HX HB 90,980									
Units		0 100														BASE TAXABLE VALUE										0									
Condition Adj	03	03 100	TOTAL JUST VALUE										155,508																						
Kitchen Adjus	01	01 100	NCON VALUE										0																						
Quality		05 05	INCOME VALUE																																
DOR CODE		0200	PREVIOUS YEAR MKT VALUE										155,508																						
MAP NUM																																			
NEIGHBORHOOD/LOC		6616.0100 1.00/																																	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																														
BAS	1,296	100		1,296	36,672																														
UCP	760	20		152	4,301																														
UEP	128	70		90	2,547																														
TOTALS	2,184			1,538	43,519																														
EXTRA FEATURES					409 SW QUARTER LN, FORT WHITE																														
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	0190	FPLC PF	0	100	0	0		1.00	UT 1,200.00	1,200.00	100	1999	1999	3	100	1,200																			
2	0120	CLFENCE 4	0	100	0	0		1.00	UT 0.00	0.00	100	1999	1999	3	100	1,134																			
3	0169	FENCE/WOOD	0	100	0	0		1.00	UT 0.00	0.00	100	2008	2008	3	100	800																			
4	9945	Well/Sept	0	100	0	0		1.00	UT 7,000.00	7,000.00	100			3	100	7,000																			
5	0070	CARPORT UF	0	100	0	0		1.00	UT 0.00	0.00	100	2008	2008	3	100	400																			
6	0294	SHED WOOD/	0	100	20	20		400.00	UT 14.00	14.00	100	2008	2008	3	100	5,600																			
TOTAL OB/XF																	16,134																		
LAND DESCRIPTION																																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV											
1	0200	C	MBL HM	100		A-1	0.00	0.00	5.05	AC		1.00	1.00	1.00	9,500.00	9,500.00	47,975																		
2	0000	C	VAC RES	100		A-1	0.00	0.00	5.04	AC		1.00	1.00	1.00	9,500.00	9,500.00	47,880																		
REVIEW DATE 10/31/2023 BY jerry Total Acres: 10.09 Total Land Value: 95,855 Market: 0 Agricultural: 0 Common: 95,855 PRINTED 11/17/2025 BY SYS																																			