COMM NE COR, RUN S 1609.91 FT FO
E 459.66 FT TO W R/W OF SW TIMUQ
S ALONG R/W 183.1 FT, S 44 DG W

LAFLEUR NICK
290 SW TIMUQUA TERR
FORT WHITE, FL 32038

2026

11-7S-16-04174-003

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

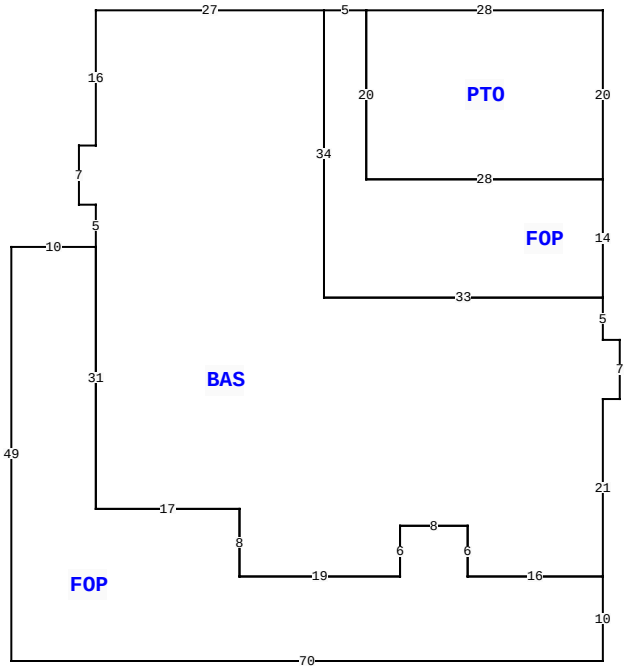
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	12	HARDWOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	11716.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,742	100		2,742	280,168
FOP	562	30		169	17,268
FOP	1,274	30		382	39,032
PTO	560	5		28	2,861
TOTALS	5,138			3,321	339,327

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,321	110.5800	123.85	411,306	1989	2011	0	0	0	17.50	82.50

1 SINGLE FAM 100% - 2022 Heated Area: 2742 HX Base Yr 2022



290 SW TIMUQUA TER, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		339,327
TOTAL MARKET OB/XF VALUE		7,560
TOTAL LAND VALUE - MARKET		95,000
TOTAL MARKET VALUE		368,127
SOH/AGL Deduction		77,289
ASSESSED VALUE		290,838
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		240,116
TOTAL JUST VALUE		441,887
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		447,329

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045487	Electrical Servic	0	09/19/2022
29047	MAINT/ALTR	75	12/07/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1451/2746	11/08/2021	WD	Q	I	01	395,400
GRANTOR: JOSEPH LEONARD						
GRANTEE: LAFLEUR NICK						
1355/0754	3/02/2018	WD	U	I	18	210,000
GRANTOR: SECRETARY OF VETERANS						
GRANTEE: LEONARD JOSEPH & PA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W27 S16 W2 S7 E2 S5 FOP= W10 S49 E70 N10 W16 N6 W8 S6 W19 N8 W17 N31$ S31 E17 S8 E19 N6 E8 S6 E16 N21 E2 N7 W2 N5 FOP= N14 PTO= N20 W28 S20 E28$ W28 N20 W5 S34 E33$ W33 N34$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0296	SHED METAL	0	100	10	12	120.00	UT	7.50	7.50	100	2003	2003	3	100	900	
3	0296	SHED METAL	0	100	6	8	48.00	UT	7.50	7.50	100	2003	2003	3	100	360	
4	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	300	
5	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2023	2022		80	4,800	

LAND DESCRIPTION

TOTAL OB/XF 7,560

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	100		A-1	0.00	0.00	2.00	AC		1.00	1.00	1.00	9,500.00	9,500.00	19,000							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	8.00	AC		1.00	1.00	1.00	280.00	280.00	2,240							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	8.00	AC		1.00	1.00	1.00	9,500.00	9,500.00	76,000							

REVIEW DATE 10/24/2022 BY JB Total Acres: 10.00 Total Land Value: 21,240 Market: 76,000 Agricultural: 2,240 Common: 19,000 PRINTED 11/19/2025 BY SYS