

LOT 4 BLOCK B TIMUQUA S/D.

REED JAMES F/REED REGINA A
657 SW TIMUQUA TERRACE
FT WHITE, FL 32038

ORB 830-1946, 832-2652,

2026

12-7S-16-04184-114



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

Quality	06	06
DOR CODE	0100 SINGLE FAMILY	
MAP NUM	MKT AREA	02
NEIGHBORHOOD/LOC	12716.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,076	100		2,076	214,239
FGR	483	55		266	27,451
FOP	90	30		27	2,786
PTO	195	5		10	1,032
TOTALS	2,844			2,379	245,508

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0166	CONC, PAVMT	0 100	0	0	380.00	UT	2.00	
2	0060	CARPORT F	0 100	24	46	1,104.00	UT	3.50	
3	0070	CARPORT UF	0 100	0	0	1.00	UT	0.00	
4	0252	LEAN-TO W/	0 100	0	0	1.00	UT	0.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		00	0.00	0.00	5.01

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,379	116.6319	130.63	310,769	2004	2004	0	0	0 21.00	79.00	
1 SINGLE FAM 100% - 2005												
Heated Area: 2076												
HX Base Yr 2005												

657 SW TIMUQUA TER, FORT WHITE					XF DATE INC DATE					LAND DATE AG DATE		05/14/2024	MLU
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES			
380.00	UT	2.00	2.00	100	2004	2004	3	100	760				
1,104.00	UT	3.50	3.50	100	2010	2010	3	100	3,864				
1.00	UT	0.00	0.00	100	2010	2010	3	100	300				
1.00	UT	0.00	0.00	100	2015	2015	3	100	300				

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		245,508
TOTAL MARKET OB/XF VALUE		5,224
TOTAL LAND VALUE - MARKET		50,100
TOTAL MARKET VALUE		300,832
SOH/AGL Deduction		97,100
ASSESSED VALUE		203,732
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		153,010
TOTAL JUST VALUE		300,832
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		303,939

SALE:2:1: LOT 4

LAND:1:1: LOT 4

SALE:1:1: 5.01 AC LOT

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21162	SFR	341	10/14/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0876/0247	3/01/1999	WD	Q	V		18,500

GRANTOR: GLENN

GRANTEE: REED

0862/0625	7/08/1998	QC	Q	V	01	15,300
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GRANTOR: MORGAN

GRANTEE: GLENN

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W9 N2 W6 S2 W9 S13 W27 S26 E37 S6 FOP= S15 E6 N15 W6\$ E6
FGR= S15 E23 N21 W23 S6\$ N6 E23 N26 PTO= N13 W15 S13 E15\$ W15
N13\$.