

DUNCAN THOMAS J
P O BOX 481
FORT WHITE, FL 32038-0481

16-6S-16-03837-000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall Roof Structur03VINYLSID 100 GABLE/HIP 100

Roof Cover12MODULAR MT 100

Interior Wall05DRYWALL 100

Interior Floor09PINE WOOD 100

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms3100

Bathrooms1100

Frame NONE 100

Stories1.1.100

Architectual Units05CONV 100

Condition Adj0303 100

Kitchen Adjus0101 100

Quality0101

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA02

NEIGHBORHOOD/LOC16616.001.00/

AREATYPETOTALGROSSAREA

PCTOFBASEYEAR

TOTADJAREASUBAREAMARKETVALUE

BAS1921001929,762

BAS22410022411,389

BAS84010084042,708

BAS86410086443,928

FSP24040964,881

TOTALS2,3602,216112,668

EXTRA FEATURES

LNOB/XFCODEDESCRIPTIONBLDCAPLWUNITSUTAdjRADJUNITPRICEORIGCONDYEARONYEARACTUALQ%CONDOB/XFMKTVALUENOTES

10296SHED METAL0100001.00UT0.000.001000003100150

LAND DESCRIPTION

LNUSECODECLSLAND USE DESCRIPTIONCAPRDLOCZONEFRONTDEPTHTOTLND UTSUNITTYPEDTDPHFAC%CONDTOTADJUNITPRICEDJUNITPRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

10100CSFRR100A-10.000.005.01AC1.001.001.0010,000.0010,000.0050,100

REVIEW DATE05/27/2015BYTWTotal Acres: 5.01Total Land Value: 50,100Market: 0Agricultural: 0Common: 50,100PRINTED 11/18/2025 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0100012,21669.840078.22173,336194819480035.0065.00

SINGLE FAM100%-2007Heated Area: 2120HX Base Yr 2007

Diagram showing lot dimensions and area calculations:

Diagram labels include BAS, FSP, and various measurements like 27, 32, 28, 29, 12, 16, 10.

BLD DATEXF DATEINC DATE

LGL DELAND DATEAG DATE

05/13/2024MLU

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 3Tax Dist:

BUILDING MARKET VALUE112,668

TOTAL MARKET OB/XF VALUE150

TOTAL LAND VALUE - MARKET50,100

TOTAL MARKET VALUE162,918

SOH/AGL Deduction69,998

ASSESSED VALUE92,920

TOTAL EXEMPTION VALUEHX HB WR55,722

BASE TAXABLE VALUE37,198

TOTAL JUST VALUE162,918

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE162,918

SALES DATA

OFF RECORD NumberDATETYPEINSTQUANTITYRSNCD SALE PRICE

1513/22634/30/2024LEUII14100

GRANTOR:DUNCAN THOMAS J

GRANTEE:DUNCAN THOMAS J (EN

1106/111012/29/2006WDQIQI01100

GRANTOR:THOMAS JDUNCAN

GRANTEE:THOMAS JDUNCAN & D

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W1 BAS= N8 BAS= N32 W27 S32 E27\$ W28 S8 E28\$ W29 S28
FSP= S8 E30 N8 W30\$ E30 N12 BAS= E12 N16 W12 S16\$ N16\$.