COMM 4474.69 FT W OF NE COR OF S
ACL RR R/W, RUN S 24 DEG W ALONG
595.30 FT FOR POB, CONT E 225 FT

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

**2026**

**17-6S-16-03842-010**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

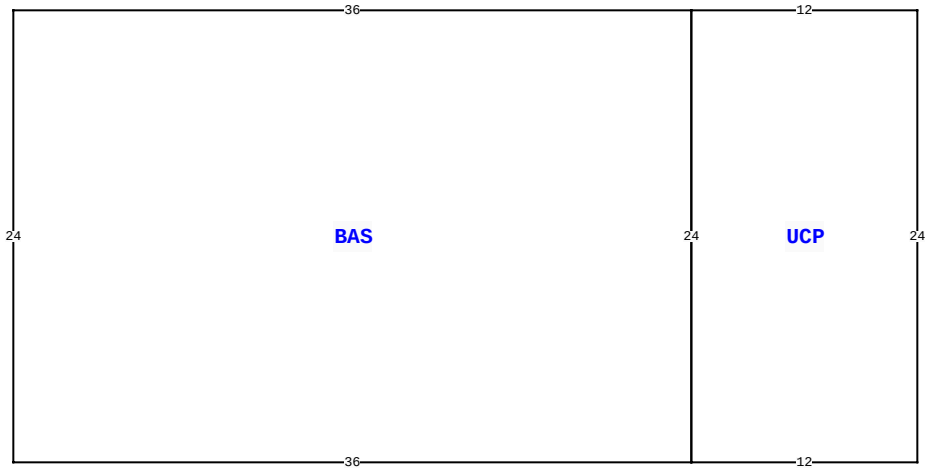
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 08 | WD OR PLY 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 08 | SHT VINYL 50 |
| Interior Floo | 14 | CARPET 50 |
| Air Condition | 02 | WINDOW 100 |
| Heating Type | 02 | CONVECTION 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 1 100 |
| 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 | 03 | 03 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 02 |
| NEIGHBORHOOD/LOC | 17616.010 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 864 | 100 | | 864 | 55,930 |
| UCP | 288 | 20 | | 58 | 3,754 |
| TOTALS | 1,152 | | | 922 | 59,684 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 922 | 88.9200 | 99.59 | 91,822 | 1957 | 1957 | 0 | 0 | 0 | 35.00 | 65.00 |

1 SINGLE FAM 0% - 0 Heated Area: 864 HX Base Yr




253 SW LAREDO PL, FORT WHITE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 03/08/2022 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 59,684 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 10,000 |
| TOTAL MARKET VALUE | 69,684 |
| SOH/AGL Deduction | 2,588 |
| ASSESSED VALUE | 67,096 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 67,096 |
| TOTAL JUST VALUE | 69,684 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 69,684 |

SALE:1:1: AKA LOT 9 BLOCK 1 ICHETUCKNEE GARDENS UN

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1513/2263 | 4/30/2024 | LE | U | I | 14 | 100 |
| GRANTOR: DUNCAN THOMAS J | | | | | | |
| GRANTEE: DUNCAN THOMAS J (EN | | | | | | |
| 1405/2231 | 2/14/2020 | QC | U | I | 11 | 100 |
| GRANTOR: THOMAS J & DONNA C DU | | | | | | |
| GRANTEE: THOMAS J DUNCAN | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W36 S24 E36 UCP= E12 N 24 W12 S24$ N24$.

## EXTRA FEATURES

| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

## LAND DESCRIPTION

TOTAL OB/XF 0

| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | 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 | | 00 | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 10,000.00 | 10,000.00 | 10,000 | | | | | | | |

REVIEW DATE 06/01/2015 BY TW Total Acres: 1.03 Total Land Value: 10,000 Market: 0 Agricultural: 0 Common: 10,000 PRINTED 10/03/2025 BY SYS