LOT 28 COLUMBIA ACRES S/D.
518-654, 669-248, 699-823, 911-2

ACUNA MARIANNE/ACUNA ROBERT
369 SW QUAIL PLACE
FORT WHITE, FL 32038

2026

18-7S-17-10013-028

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	07	07

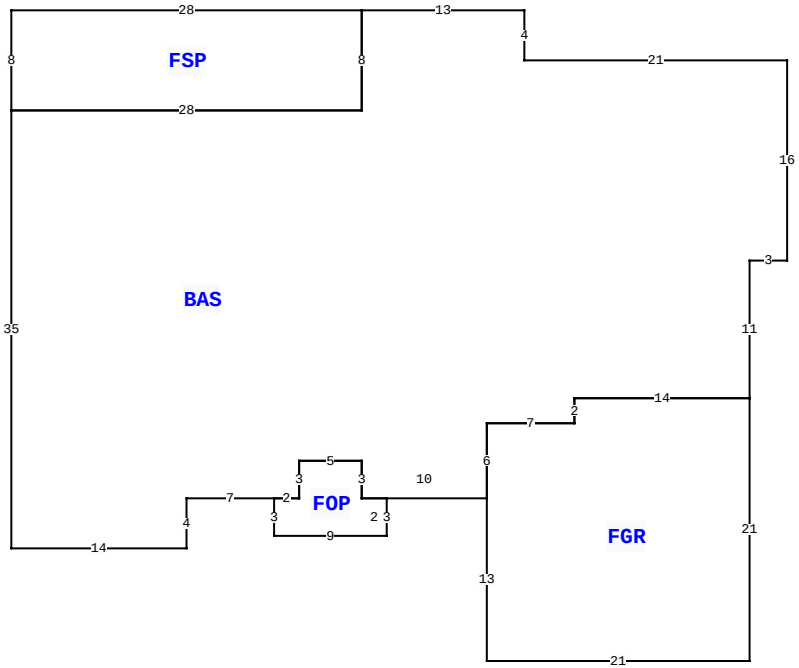
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 18717.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,940	100		1,940	190,819
FGR	427	55		235	23,115
FOP	42	30		13	1,279
FSP	224	40		90	8,853
TOTALS	2,633			2,278	224,065

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,278	120.3048	134.74	306,938	2007	2007	0	0	0	27.00	73.00

2 SINGLE FAM 100% - 2002 Heated Area: 1940 HX Base Yr 2002



396 SW QUAIL PL, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/15/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		224,065
TOTAL MARKET OB/XF VALUE		12,542
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		311,607
SOH/AGL Deduction		86,224
ASSESSED VALUE		225,383
TOTAL EXEMPTION VALUE	13 HX HB	225,383
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		311,607
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		316,211

PERMIT NUM	DESCRIPTION	AMT	ISSUED
24578	SFR	590	05/31/2006
21727	SFR	546	04/13/2004
9279	M H	125	01/23/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1535/953	3/11/2025	LE	U	I	14	100
GRANTOR: ACUNA MARIANNE						
GRANTEE: ACUNA MARIANNE (ENH						
0936/0218	9/20/2001	WD	Q	I	01	100
GRANTOR: SHIRLEY MAGILL						
GRANTEE: MARIANNE ACUNA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W21 N4 W13 FSP= W28 S8 E28 N8$ S8 W28 S35 E14 N4 E7 FOP= S3 E9 N3 W2 N3 W5 S3 W2$ E2 N3 E5 S3 E10 FGR= S13 E21 N21 W14 S2 W7 S6$ N6 E7 N2 E14 N11 E3 N16$.

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	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	100	
2	0040	BARN,POLE	0	100	12	24	288.00	UT	2.50	2.50	100	1993	1993	3	100	720	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	
5	0166	CONC,PAVMT	0	100	0	0	758.00	UT	3.00	3.00	100	2007	2007	3	100	2,274	
6	0255	MBL HOME S	0	100	52	24	1,248.00	UT	1.00	1.00	100	2010	2010	3	100	1,248	

LAND DESCRIPTION

TOTAL OB/XF 12,542

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		00	0.00	0.00	1.00	LT		1.00	1.00	1.50	50,000.00	75,000.00	75,000							

REVIEW DATE 12/13/2017 BY DF Total Acres: 9.93 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 10/03/2025 BY SYS