COMM SW COR OF SE1/4 OF NE1/4,
N 330 FT FOR POB, CONT N
332.30 FT, E 416.14 FT, S4 DEG

WALLACE JOHN A/WALLACE CONNIE F
P O BOX 427
HIGH SPRINGS, FL 32655

2026

19-6S-17-09698-012

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

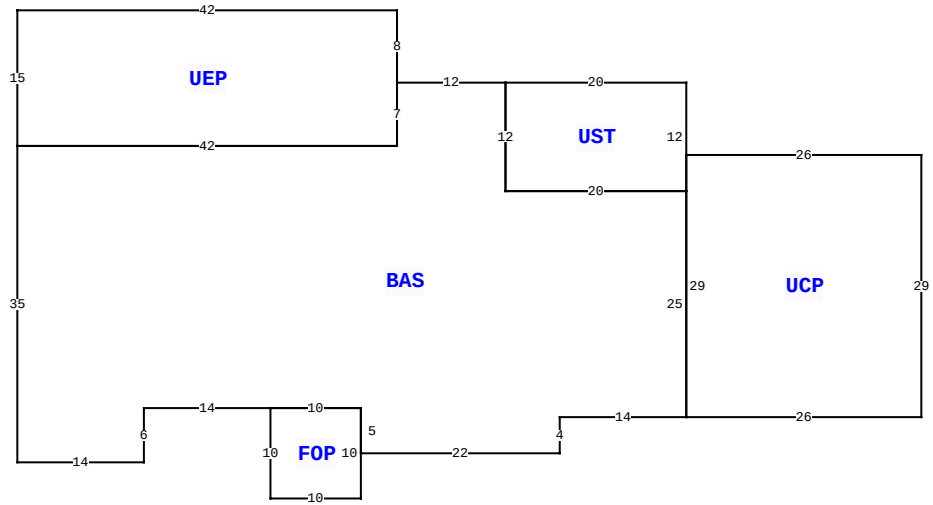
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	19617.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,338	100		2,338	218,699
FOP	100	30		30	2,806
UCP	754	20		151	14,125
UEP	630	60		378	35,358
UST	240	45		108	10,102
TOTALS	4,062			3,005	281,091

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,005	119.3100	133.63	401,558	1983	1995	0	0	0	30.00	70.00

1 SINGLE FAM 100% - 2019 Heated Area: 2338 HX Base Yr 2019



206 SW CINNAMON CT, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		281,091
TOTAL MARKET OB/XF VALUE		8,350
TOTAL LAND VALUE - MARKET		121,050
TOTAL MARKET VALUE		410,491
SOH/AGL Deduction		209,033
ASSESSED VALUE		201,458
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		150,736
TOTAL JUST VALUE		410,491
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		414,506

XFOB:2:1: ROYAL MH

PRMT:1:1: 24X50 1993

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046558	Roof Replacement	13,000	02/21/2023
25545	MAINT/ALTR	75	02/19/2007
7682	M H	60	10/13/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1360/0846	5/17/2018	WD	Q	I	01	271,600

GRANTOR: NANCY A CUNLIFFE

GRANTEE: JOHN A & CONNIE F W

1039/2188	3/03/2005	WD	Q	I		241,000

GRANTOR: HULL

GRANTEE: CUNLIFFE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 UEP= N8 W42 S15 E42 N7$ S7 W42 S35 E14 N6 E14 FOP= S10 E10 N10 W10$ E10 S5E22 N4 E14 UCP= E26 N29 W26 S29$ N25 UST= N12 W20 S12 E20$ W20 N12$.

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	0040	BARN,POLE	0	100	12	15	1.00	UT	0.00	0.00	100	0	0	3	100	150	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 8,350

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	13.45	AC		1.00	1.00	1.00	9,000.00	9,000.00	121,050							

REVIEW DATE 03/13/2023 BY JS Total Acres: 13.45 Total Land Value: 121,050 Market: 0 Agricultural: 0 Common: 121,050 PRINTED 11/18/2025 BY SYS