

HUNT CAROL ANNE
493 SW BUCK CT
FORT WHITE, FL 32038

20-7S-17-10027-121

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																			
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																			
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																	
Exterior Wall	05	AVERAGE 100								0800	02	1,664	113.9000	68.34	113,718	1994	1994	0	0	0	60.00	40.00																	
Roof Structure	03	GABLE/HIP 100								1 MOBILE HME 100% - 1995										Heated Area: 1272										HX Base Yr 1995									
Roof Cover	12	MODULAR MT 100																																					
Interior Wall	05	DRYWALL 100																																					
Interior Floor	14	CARPET 90																																					
Interior Floor	08	SHT VINYL 10																																					
Air Condition	03	CENTRAL 100																																					
Heating Type	04	AIR DUCTED 100																																					
Bedrooms		2 100																																					
Bathrooms		2 100																																					
Stories	1.	1. 100																																					
Architectual Units	01	CONV 100 0 100																																					
Condition Adj	03	03 100																																					
Kitchen Adjus	01	01 100																																					
Quality		05	05																																				
DOR CODE		5000 IMPROVED AG																																					
MAP NUM												MKT AREA										02																	
NEIGHBORHOOD/LOC		20717.010 1.00/																																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																		
BAS	320	100		320	8,748																																		
BAS	952	100		952	26,024																																		
FSP	500	40		200	5,467																																		
UCP	840	20		168	4,592																																		
UOP	96	25		24	656																																		
TOTALS		2,708			1,664	45,487																																	
EXTRA FEATURES						493 SW BUCK CT, FORT WHITE										BLD DATE				LGL DATE				04/07/2025				MLU											
																XF DATE				LAND DATE																			
																INC DATE				AG DATE																			
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																							
1	0294	SHED WOOD/	0 100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	600																								
2	0327	STABLES-SM	0 100	36	60	2,160.00	UT	7.50	7.50	85	2017	2017	3	85	13,770																								
3	9945	Well/Sept	0 100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000																								
LAND DESCRIPTION										TOTAL OB/XF										21,370																			
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	0102	C	SFR/MH	100		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	9,500.00	9,500.00	9,500																						
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	9.26	AC		1.00	1.00	1.00	280.00	280.00	2,593																						
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	9.26	AC		1.00	1.00	1.00	9,500.00	9,500.00	87,970																						
REVIEW DATE	12/13/2017		BY	DF		Total Acres: 10.26		Total Land Value: 12,093		Market: 87,970		Agricultural: 2,593		Common: 9,500		PRINTED 09/23/2025 BY SYS																							