COMM SE COR OF NE1/4 OF NW1/4, N
POB, CONT N 165 FT, W 528 FT, S
FT TO POB & COMM SW COR OF N1/2

HUNTER JAMES C/HUNTER LINDA G
364 SW WORRY FREE GLN
FORT WHITE, FL 32038

2026

26-7S-16-04328-004

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

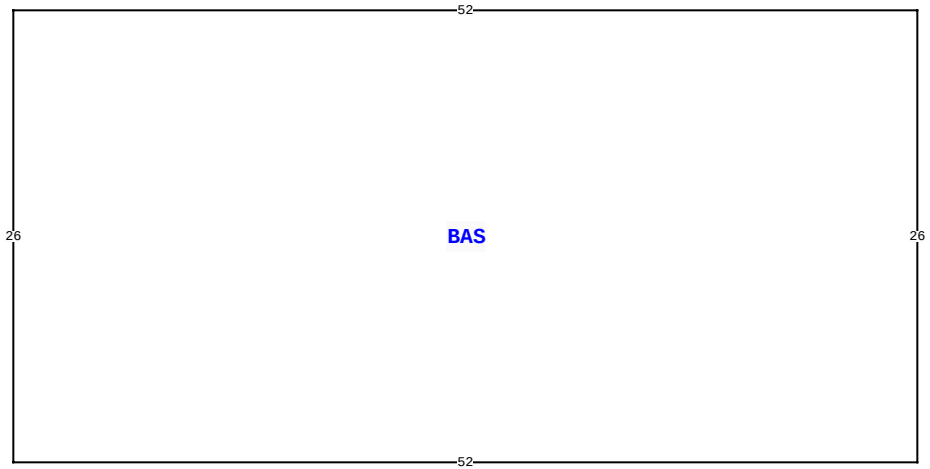
ELEMENT	CD	CONSTRUCTION
Exterior Wall	02	WALL BOARD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	26716.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,352	100		1,352	18,668
TOTALS	1,352			1,352	18,668

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,352	57.5400	34.52	46,671	1987	1987	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2011 Heated Area: 1352 HX Base Yr 2011



128 SW TRULUCK TER, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/14/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		18,668
TOTAL MARKET OB/XF VALUE		35,790
TOTAL LAND VALUE - MARKET		77,000
TOTAL MARKET VALUE		131,458
SOH/AGL Deduction		21,277
ASSESSED VALUE		110,181
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		85,181
TOTAL JUST VALUE		131,458
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		131,458

PERMIT NUM	DESCRIPTION	AMT	ISSUED
26078	M H	320	08/01/2007
15524	M H	125	05/17/1999
11167	PUMP/UTPOL	30	05/17/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1433/942	3/24/2021	QC	U	V	11	100
GRANTOR: HUNTER GARY D &						
GRANTEE: HUNTER JAMES CHRIST						
1433/940	3/24/2021	QC	U	V	11	100
GRANTOR: HUNTER GARY D & KELLY						
GRANTEE: HUNTER JAMES CHRIST						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W52 S26 E52 N26$.

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	0040	BARN,POLE	0	100	10	16	160.00	UT	2.50	2.50	100	2000	2000	3	100	400	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
3	0040	BARN,POLE	0	100	10	16	160.00	UT	2.50	2.50	100	2000	2000	3	100	400	
4	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
5	0020	BARN,FR	0	100	32	50	1,600.00	UT	10.00	10.00	100	2010	2010	3	100	16,000	
6	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
7	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	300	
8	0040	BARN,POLE	0	100	26	26	676.00	UT	2.50	2.50	100	2010	2010	3	100	1,690	

LAND DESCRIPTION

TOTAL OB/XF 35,790

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	0200	C	MBL HM	100			0.00	0.00	2.10	AC		1.00	1.00	1.00	10,000.00	10,000.00	21,000							
2	0000	C	VAC RES	0		A-1	0.00	0.00	2.90	AC		1.00	1.00	1.00	10,000.00	10,000.00	29,000							
3	0000	C	VAC RES	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	10,000							
4	0000	C	VAC RES	0			0.00	0.00	0.85	AC		1.00	1.00	1.00	10,000.00	10,000.00	8,500							
5	0000	C	VAC RES	0			0.00	0.00	0.85	AC		1.00	1.00	1.00	10,000.00	10,000.00	8,500							

REVIEW DATE 07/21/2015 BY TW Total Acres: 7.70 Total Land Value: 77,000 Market: 0 Agricultural: 0 Common: 77,000 PRINTED 11/19/2025 BY SYS