BEG SE COR OF NE1/4 OF SW1/4, RU
N 507.07 FT, E 429.45 FT, S 507.
EX THAT PART LYING EAST OF COUNT

BACHMAN BETTY JO
P O BOX 2185
HIGH SPRINGS, FL 32655-2185

2026

26-7S-16-04332-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

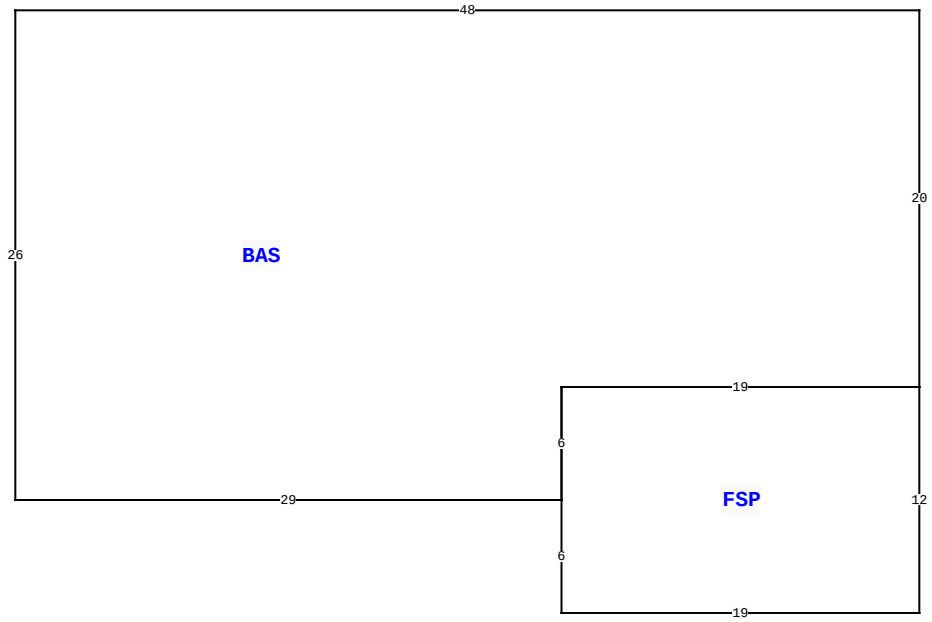
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	06	VINYL ASB 50
Interior Floo	14	CARPET 50
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
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	1,134	100		1,134	87,995
FSP	228	40		91	7,062
TOTALS	1,362			1,225	95,056

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,225	106.5900	119.38	146,240	1963	1963	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1134 HX Base Yr



652 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		95,056
TOTAL MARKET OB/XF VALUE		2,100
TOTAL LAND VALUE - MARKET		41,400
TOTAL MARKET VALUE		138,556
SOH/AGL Deduction		84,248
ASSESSED VALUE		54,308
TOTAL EXEMPTION VALUE	HX HB WX SX	54,308
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		138,556
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		138,556

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0591/0041	4/01/1986	WD	Q	I	01	36,000

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 S26 E29 FSP= S6 E19N12 W19 S6$ N6 E19 N20$.

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	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	400	
3	0040	BARN,POLE	0	100	10	20	200.00	UT	2.50	2.50	100	1993	1993	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 2,100

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	4.14	AC		1.00	1.00	1.00	10,000.00	10,000.00	41,400							

REVIEW DATE 07/21/2015 BY TW Total Acres: 4.14 Total Land Value: 41,400 Market: 0 Agricultural: 0 Common: 41,400 PRINTED 11/19/2025 BY SYS