COMM AT SW COR OF NW1/4 OF SE 1/
328.33 FT FOR POB, CONT N 335.02
FT, S 336 F, W 663.39 FT TO POB

BOONE NANCY J
752 ALEIDA DR
ST AUGUSTINE, FL 32086

2026

26-7S-16-04335-014

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

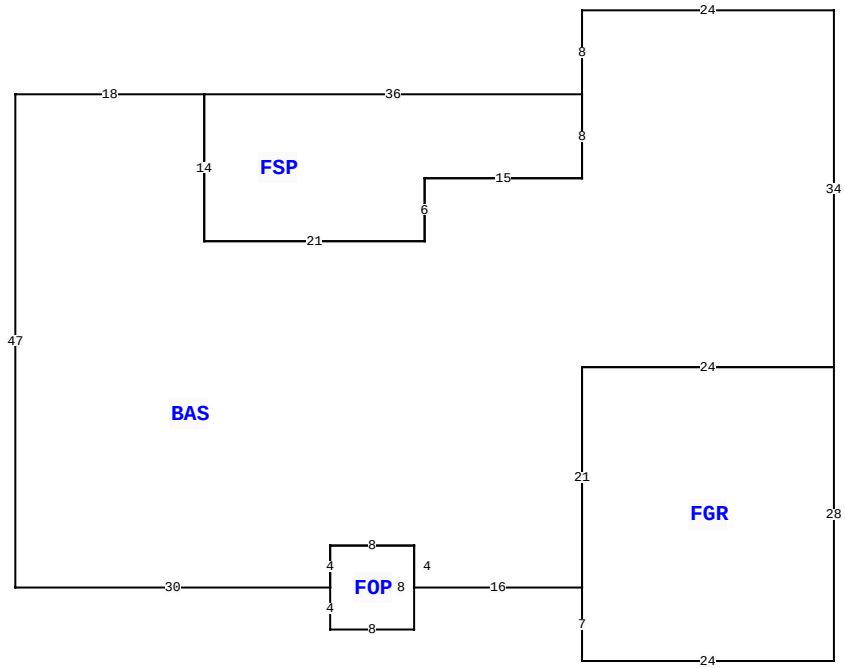
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
DOR CODE	5000	IMPROVED AG
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	2,908	100		2,908	319,803
FGR	672	55		370	40,690
FOP	64	30		19	2,090
FSP	414	40		166	18,256
TOTALS	4,058			3,463	380,839

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,463	121.2200	135.77	470,172	2006	2006	0	0	0	19.00	81.00

1 SINGLE FAM 0% - 2022 Heated Area: 2908 HX Base Yr



599 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	380,839
TOTAL MARKET OB/XF VALUE	2,520
TOTAL LAND VALUE - MARKET	106,250
TOTAL MARKET VALUE	401,461
SOH/AGL Deduction	0
ASSESSED VALUE	401,461
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	401,461
TOTAL JUST VALUE	489,609
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	494,311

PERMIT NUM	DESCRIPTION	AMT	ISSUED
24405	SFR	774	04/20/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1348/0313	11/16/2017	LE	U	I	14	100
GRANTOR: NANCY J BOONE (LIFE E						
GRANTEE: CHERYL L BOONE (RMD						
1046/0466	5/11/2005	WD	Q	V		159,900
GRANTOR: GUYNN						
GRANTEE: BOONE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 S8 FSP= W36 S14 E21 N6 E15 N8$ S8 W15 S6 W21 N14 W18 S47 E30 FOP= S4 E8 N8 W8 S4$ N4 E8 S4 E16 FGR= S7 E24 N28 W24 S21$ N21 E24 N34$.

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	0166	CONC,PAVMT	0	0	0	0	440.00	UT	3.00	3.00	100	2006	2006	3	100	1,320	
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2006	2006	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 2,520

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	0			0.00	0.00	1.00	AC		1.00	1.00	1.00	5,000.00	5,000.00	5,000							
2	5400	A	TIMBER 1	0			0.00	0.00	20.25	AC		1.00	1.00	1.00	647.00	647.00	13,102							
3	9910	M	MKT.VAL.AG	0			0.00	0.00	20.25	AC		1.00	1.00	1.00	5,000.00	5,000.00	101,250							

REVIEW DATE 07/21/2015 BY TW Total Acres: 21.25 Total Land Value: 18,102 Market: 101,250 Agricultural: 13,102 Common: 5,000 PRINTED 11/18/2025 BY SYS