



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG.	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	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		3	100
Bathrooms		2	100
Stories	1.	1.	100
Architectural	01	CONV	100
Units		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	30616.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,920	100	
TOTALS	1,920		110,806

MARKET ADJUSTMENTS																							
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND												
0201	02	1,920	117.9000	104.93	201,466	1999	1999	0	0	45.00	55.00												
1 MANUF 1 - 100% - 2002 Heated Area: 1920 HX Base Yr 2002																							
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td>04/07/2025</td> <td>MLU</td> <td></td> </tr> </tbody> </table>												BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE				04/07/2025	MLU	
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE																		
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COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3	
VALUATION SUMMARY				STANDARD		
VALUATION BY				Tax Group: 3		
BUILDING MARKET VALUE				Tax Dist:		
TOTAL MARKET OB/XF VALUE				110,806		
TOTAL LAND VALUE - MARKET				14,500		
TOTAL MARKET VALUE				85,586		
SOH/AGL Deduction				136,170		
ASSESSED VALUE				76,192		
TOTAL EXEMPTION VALUE				59,978		
BASE TAXABLE VALUE				34,978		
TOTAL JUST VALUE				25,000		
NCON VALUE				210,892		
INCOME VALUE				0		
PREVIOUS YEAR MKT VALUE				203,895		
PERMIT NUM				DESCRIPTION	AMT	ISSUED
30330				M H	462	07/30/2012
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1005/0956	11/13/2003	WD	Q	V	04	23,700
GRANTOR: BULLARD MGT SERVICES						
GRANTEE: JENNIFER POWERS & R						
0917/0186	4/14/1999	CD	Q	V	01	24,900
GRANTOR: BULLARD MGT SERVICES						
GRANTEE: JENNIFER POWERS						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS= W48 S40 E48 N40\$.						

EXTRA FEATURES															209 SW SAN TUCKNEE TER, FORT WHITE	
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	0190	FPLC PF	0	100	0	0		1.00	1,200.00	100	2000	2000	3	100	1,200	
2	0080	DECKING	0	100	0	0		1.00	0.00	100	2008	2008	3	100	1,200	
3	0294	SHED WOOD/	0	100	0	0		1.00	0.00	100	2008	2008	3	100	800	
4	0296	SHED METAL	0	100	0	0		1.00	0.00	100	2008	2008	3	100	1,200	
5	9945	Well/Sept	0	100	0	0		1.00	7,000.00	100			3	100	7,000	
6	0252	LEAN-TO W/	0	100	0	0		1.00	0.00	100	2008	2008	3	100	100	
7	9947	Septic	0	100	0	0		1.00	3,000.00	100			3	100	3,000	
TOTAL OB/XF 14,500																

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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		A-1	0.00	0.00	1.01	AC		1.00	1.00	0.90	9,500.00	8,550.00	8,636							
2	6200	A	PASTURE 3	0			0.00	0.00	9.00	AC		1.00	1.00	0.90	275.00	247.50	2,228							
3	9910	M	MKT.VAL.AG	0			0.00	0.00	9.00	AC		1.00	1.00	0.90	9,500.00	8,550.00	76,950							