(LOT 7 SANTUCKNEE EST UNR)
COMM NW COR OF SW1/4, RUN S
664.22 FT FOR POB, RUN E

ROSE LINDA
278 SW SAN TUCKNEE TERR
FT WHITE, FL 32038

2026

30-6S-16-04001-107

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

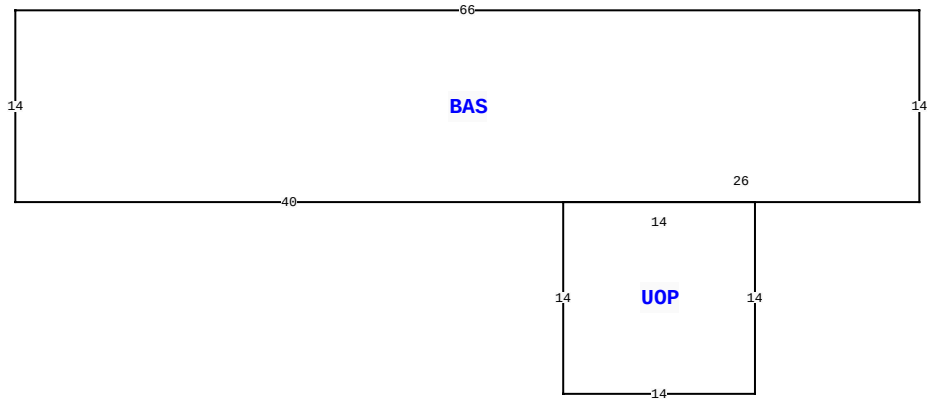
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	30616.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100		924	23,928
UOP	196	25		49	1,269
TOTALS	1,120			973	25,197

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	973	107.9000	64.74	62,992	1981	1981	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2017 Heated Area: 924 HX Base Yr 2017



278 SW SAN TUCKNEE TER, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		25,197
TOTAL MARKET OB/XF VALUE		8,500
TOTAL LAND VALUE - MARKET		95,095
TOTAL MARKET VALUE		128,792
SOH/AGL Deduction		63,632
ASSESSED VALUE		65,160
TOTAL EXEMPTION VALUE	HX HB	40,160
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		128,792
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		128,792

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1207/0561	11/27/2009	QC	U	I	11	100
GRANTOR: JAMES NEWMAN						
GRANTEE: LINDA ROSE						
1044/1411	3/22/2005	QC	Q	V	01	100
GRANTOR: JAMES & SIBLE NEWMAN						
GRANTEE: JAMES NEWMAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W66 S14 E40 UOP= S14 E14 N14 W14$ E26 N14$.

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	0255	MBL HOME S	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	500	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	1,000	
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 8,500

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		A-1	0.00	0.00	10.01	AC		1.00	1.00	1.00	9,500.00	9,500.00	95,095							

REVIEW DATE 06/15/2015 BY TW Total Acres: 10.01 Total Land Value: 95,095 Market: 0 Agricultural: 0 Common: 95,095 PRINTED 10/10/2025 BY SYS