BEG AT SE COR OF SE1/4 OF NW
1/4, RUN N 209.54 FT, W 1290.2
FT TO E R/W OF ROBERTS RD, S

HILLS OF FT WHITE
HOMEOWNERS ASSOCIATION INC, P O BOX 1733
LAKE CITY, FL 32056

**2026**

**30-6S-16-04002-099**

## COLUMBIA COUNTY PROPERTY



### BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| | | |

| | | | |
|---|---|---|---|
| DOR CODE | 9400 | RIGHTS-OF-WAY | |
| MAP NUM | | MKT AREA | 02 |
| NEIGHBORHOOD/LOC | 30616.010 1.00/ | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| TOTALS | | | | | |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 06/23/2021 MLU |
| INC DATE | | AG DATE | |

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 0 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 1,035 |
| TOTAL MARKET VALUE | 1,035 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 1,035 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 1,035 |
| TOTAL JUST VALUE | 1,035 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 1,035 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 38945 | M H | 0 | 11/26/2019 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1412/2507 | 5/27/2020 | WD | U | V | 11 | 100 |
| GRANTOR: BULLARD MANAGEMENT SE | | | | | | |
| GRANTEE: HILLS OF FT WHITE H | | | | | | |
| 1254/1011 | 5/06/2013 | WD | U | V | 37 | 12,100 |
| GRANTOR: WESTLEY L & LONNIE H | | | | | | |
| GRANTEE: BULLARD MANAGEMENT | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

### 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

### LAND DESCRIPTION

TOTAL OB/XF 0

| 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 | 9400 | C | RIGHTOFWAY | 0 | | A-1 | 0.00 | 0.00 | 4.14 | AC | | 1.00 | 1.00 | 1.00 | 250.00 | 250.00 | 1,035 | | | | | | | |

REVIEW DATE 06/23/2021 BY MLU Total Acres: 4.14 Total Land Value: 1,035 Market: 0 Agricultural: 0 Common: 1,035 PRINTED 10/16/2025 BY SYS