

LESSARD WAYNE B/LESSARD JENNIFER D
957 SW TRULUCK TERR
FORT WHITE, FL 32038

35-7S-16-04348-003

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY													
ELEMENT		CD	CONSTRUCTION							TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY										
Exterior Wall		19	COMMON BRK 100							0100	01	3,076	113.5155	127.14	391,083	2003	2003		0	0	21.00	79.00	VALUATION BY										
Roof Structur		03	GABLE/HIP 100							1 SINGLE FAM 100% - 2012														Heated Area: 2630									
Roof Cover		05	COMP SHNGL 100																					HX Base Yr 2012									
Interior Wall		03	DRYWALL 100																					BUILDING MARKET VALUE									
Interior Floo		14	CARPET 80																					TOTAL MARKET OB/XF VALUE									
Interior Floo		12	HARDWOOD 20																					TOTAL LAND VALUE - MARKET									
Air Condition		03	CENTRAL 100																					TOTAL MARKET VALUE									
Heating Type		04	AIR DUCTED 100																					SOH/AGL Deduction									
Bedrooms			3 100																					ASSESSED VALUE									
Bathrooms			2.5 100																					TOTAL EXEMPTION VALUE									
Frame		02	WOOD FRAME 100																					BASE TAXABLE VALUE									
Stories		1.	1. 100																					TOTAL JUST VALUE									
Architectual		05	CONV 100																					NCON VALUE									
Units			0 100																					INCOME VALUE									
Condition Adj		03	03 100																					PREVIOUS YEAR MKT VALUE									
Kitchen Adjus		01	01 100																														
Quality		06	06																														
DOR CODE		5000	IMPROVED AG																														
MAP NUM			MKT AREA																					02									
NEIGHBORHOOD/LOC		35716.00	1.00/																														
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																												
BAS	2,630	100		2,630	264,159																												
FOP	758	30		227	22,800																												
FSP	516	40		206	20,691																												
PTO	252	5		13	1,306																												
TOTALS		4,156		3,076	308,956																												
EXTRA FEATURES										957 SW TRULUCK TER, FORT WHITE										BLD DATE				LGL DATE		04/08/2025		MLU					
																				XF DATE				LAND DATE									
																				INC DATE				AG DATE		09/16/2024		SF					
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	UT	1,200.00	1,200.00	100	2003	2003	3	100	1,200																	
2	0280	POOL R/CON	0	100	16	32	512.00	UT	70.00	70.00	100	2003	2003	3	43	15,411																	
3	0282	POOL ENCL	0	100	43	30	1,290.00	UT	15.00	15.00	100	2003	2003	3	40	7,740																	
4	0031	BARN,MT AE	0	100	40	50	2,000.00	UT	7.50	7.50	100	2003	2003	3	100	15,000																	
5	0166	CONC,PAVMT	0	100	4	30	120.00	UT	2.00	2.00	100	2003	2003	3	100	240																	
6	0263	PRCH,USP	0	100	12	20	240.00	UT	15.00	15.00	50	2010	2010	3	50	1,800																	
7	0060	CARPORT F	0	100	25	24	600.00	UT	3.50	3.50	75	2010	2010	3	75	1,575																	
8	0251	LEAN TO W/	0	100	14	50	700.00	UT	3.50	3.50	100	2010	2010	3	100	2,450																	
9	0260	PAVEMENT -A	0	100	10	643	6,430.00	UT	1.30	1.30	50	2010	2010	3	50	4,180																	
LAND DESCRIPTION										TOTAL OB/XF										49,596													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	6.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	54,000																
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	14.00	AC		1.00	1.00	1.00	445.00	445.00	6,230																
3	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	14.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	126,000																
REVIEW DATE 07/14/2015 BY DF Total Acres: 20.00 Total Land Value: 60,230 Market: 126,000 Agricultural: 6,230 Common: 54,000 PRINTED 08/12/2025 BY SYS																																	