1 AC IN SE COR OF SE1/4 OF NE1/4

FLEMING EDWARD/FLEMING JUANITA
190 SW LEGREE TERR
FORT WHITE, FL 32038

2025

36-6S-16-04080-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

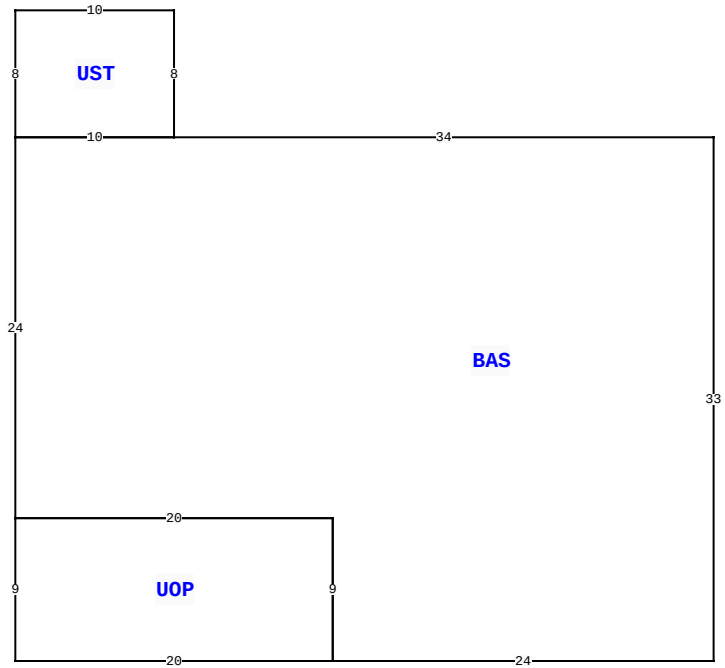
ELEMENT	CD	CONSTRUCTION
Exterior Wall	02	WALL BOARD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	36616.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,272	100		1,272	46,392
UOP	180	20		36	1,313
UST	80	45		36	1,313
TOTALS	1,532			1,344	49,018

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,344	50.1000	56.11	75,412	1981	1981	0	0	0	35.00	65.00

1 SINGLE FAM – 0% - 0 Heated Area: 1272 HX Base Yr



142 SW LEGREE 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	49,018
TOTAL MARKET OB/XF VALUE	10,100
TOTAL LAND VALUE - MARKET	14,000
TOTAL MARKET VALUE	73,118
SOH/AGL Deduction	4,569
ASSESSED VALUE	68,549
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	68,549
TOTAL JUST VALUE	73,118
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	69,051

PRMT:2:1: WILLIE TAYLOR MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
25727	REMODEL	40	04/18/2007
16703	M H	125	03/07/2000
15676	M H	125	06/22/1999
10865	M H	125	03/07/1996
10832	M H	125	03/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W34 UST= N8 W10 S8 E10$W10 S24 UOP= S9 E20 N9 W20$ E20 S9 E24 N33$.

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	0294	SHED WOOD/	0	0	8	10	80.00	UT	7.50	7.50	100	1993	1993	3	100	600	
2	0255	MBL HOME S	0	0	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	500	
3	9947	Septic	0	0	0	0	2.00	UT	3,000.00	3,000.00	100			3	100	6,000	
4	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 10,100

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		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	14,000.00	14,000.00	14,000							

REVIEW DATE 06/25/2015 BY DF Total Acres: 1.00 Total Land Value: 14,000 Market: 0 Agricultural: 0 Common: 14,000 PRINTED 05/22/2025 BY SYS