

COMM NW COR OF NW1/4, RUN S 1831
RUN E 1310.15 FT, S 366.08 FT, W
366.08 FT TO POB EX 2.50 AC QC 1

TUCKER-KINNEY HELEN R
196 SW MARINE GLN
FORT WHITE, FL 32038

2025

36-7S-16-04351-104



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 90
Interior Floo	12	HARDWOOD 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories		1. 1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

Quality 05 05

DOR CODE 0100 SINGLE FAMILY

MAP NUM MKT AREA 02

NEIGHBORHOOD/LOC 36716.00 1.00/

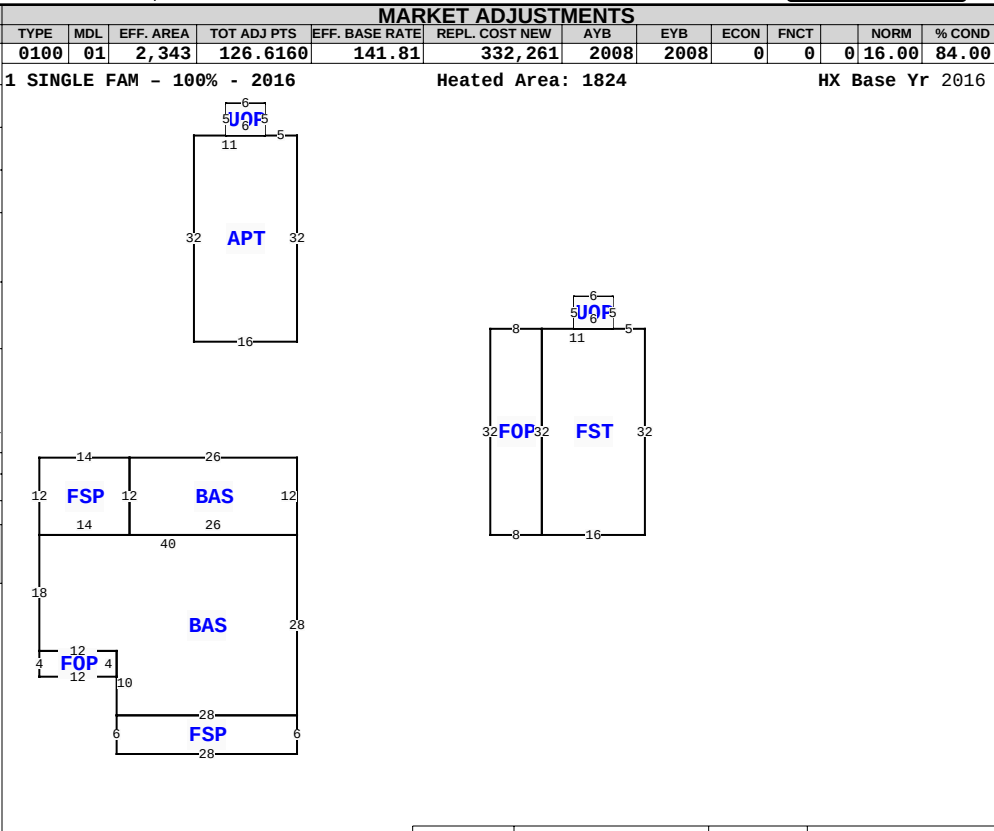
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	512	100		512	60,990
BAS	312	100		312	37,166
BAS	1,000	100		1,000	119,120
FOP	48	30		14	1,667
FOP	256	30		77	9,172
FSP	168	40		67	7,981
FSP	168	40		67	7,981
FST	512	55		282	33,592
UOP	30	20		6	715
UOP	30	20		6	715
TOTALS	3,036			2,343	279,099

EXTRA FEATURES

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	0180	FPLC 1STRY	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2010	2010	3	100	2,000	
2	0294	SHED WOOD/	0 100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	400	
3	0070	CARPORT UF	0 100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	400	

LAND DESCRIPTION			TOTAL OB/XF 2,800													
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
1	0100	C	SFR	100		00	0.00	0.00	8.50	AC		1.00	1.00	0.85	9,500.00	8,075.00

REVIEW DATE 07/14/2015 BY DF



BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

04/07/2025 MLU

TOTAL OB/XF 2,800																
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1	0100	C	SFR	100		00	0.00	0.00	8.50	AC		1.00	1.00	0.85	9,500.00	8,075.00

TOTAL OB/XF 2,800																
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1	0100	C	SFR	100		00	0.00	0.00	8.50	AC		1.00	1.00	0.85	9,500.00	8,075.00

Market: 0 Agricultural: 0 Common: 68,638

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 3			Tax Dist:
BUILDING MARKET VALUE		279,099			
TOTAL MARKET OB/XF VALUE		2,800			
TOTAL LAND VALUE - MARKET		68,638			
TOTAL MARKET VALUE		350,537			
SOH/AGL Deduction		142,727			
ASSESSED VALUE		207,810			
TOTAL EXEMPTION VALUE		HX HB WX SX 105,722			
BASE TAXABLE VALUE		102,088			
TOTAL JUST VALUE		350,537			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		332,602			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051087	Generator	0	10/15/2024
30890	GARAGE	384	04/01/2013
29172	ADDN SFR	200	02/10/2011
26454	SFR	337	11/27/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1474/1653	8/22/2022	LE	U	I	14	100
GRANTOR: TUCKER-KINNEY HELEN (						
GRANTEE: TUCKER CORBIN B (RM						
1226/0500	11/07/2011	QC	U	I	11	100
GRANTOR: MARY S LEWIS & HELEN						
GRANTEE: MARY S LEWIS, HELEN						

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W40 S18 FOP= S4 E12 N4 W12\$ E12 S10 FSP= S6 E28 N6 W28\$ E28 N28\$ BAS= N12 W26 FSP= W14 S12 E14 N12\$ S12 E26\$ PTR= E30 FOP= E8 FST= E16 N32 W5 UOP= N5 W6 S5 E6\$ W11 S32\$ N32 W8 S32\$ W30\$ PTR= N30 APT= N32 W5 UOP= N5 W6 S5 E6\$ W11 S32 E16\$ S30\$.