LOT 7 BLOCK A TIMUQUA S/D.

802-2550, DC 1381-2668, WD

HUMPHRIES MATTHEW G/HUMPHRIES RACHEL W
956 SW TIMUQUA TER
FORT WHITE, FL 32038

2027

01-7S-16-04104-107

BUILDING CHARACTERISTICS

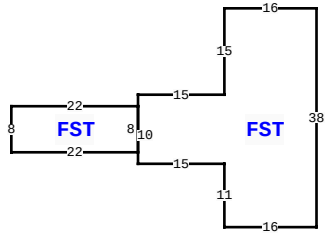
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	01	NONE 100
Stories	1.5	1.5 100
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	1716.0200	1.00/

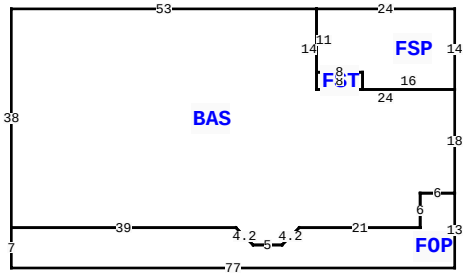
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,578	100		2,578	190,494
FOP	551	30		165	12,192
FSP	312	40		125	9,237
FST	24	55		13	961
FST	176	55		97	7,168
FST	788	55		433	31,995
TOTALS	4,429			3,411	252,045

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,411	103.3410	113.68	387,762	1996	1996	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2025 Heated Area: 2578 HX Base Yr





956 SW TIMUQUA TER, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	

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	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	1996	1996	3	100	1,200	
2	0040	BARN,POLE	0	0	24	36	864.00	UT	1.25	1.25	100	1996	1996	3	100	1,080	
3	0166	CONC,PAVMT	0	0	0	0	1,056.00	UT	1.00	1.00	100	1996	1996	3	100	1,056	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	252,045
TOTAL MARKET OB/XF VALUE	3,336
TOTAL LAND VALUE - MARKET	65,260
TOTAL MARKET VALUE	320,641
SOH/AGL Deduction	0
ASSESSED VALUE	320,641
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	320,641
TOTAL JUST VALUE	320,641
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	325,209

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9867	SFR	510	06/21/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1381/2685	4/05/2019	WD	U	I	11	100
GRANTOR: MATTHEW G & RACHEL W						
GRANTEE: MATTHEW G & RACHEL						
0802/2550	3/15/1995	WD	U	V	34	10,000
GRANTOR: HETTIE LOU GLENN						
GRANTEE: AMANDA G & MATTHEW						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W53 S38 FOP= S7 E77 N13W6 S6 W21 D3 L3 W5 L3 U3 W39$ E39 D3 R3 E5 R3 U3 E21 N6 E6 N18 FSP= N14 W24 S11 FST= S3 E8 N3 W8$ E8 S3 E16$ W24 N14$ PTR= N30 FST= N38 W16 S15 W15 S2 FST= W22 S8 E22 N8$ S10 E15 S11 E16$ S30$.

LAND DESCRIPTION

TOTAL OB/XF 3,336

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		00	0.00	0.00	5.02	AC		1.00	1.00	1.00	13,000.00	13,000.00	65,260							

REVIEW DATE 06/02/2026 BY NH Total Acres: 5.02 Total Land Value: 65,260 Market: 0 Agricultural: 0 Common: 65,260 PRINTED 11/17/2026 BY SYS