LOT 13 APPALACHIE TRACE UNR:
BEG NE COR, RUN S 267.38 FT,
NW 1130.93 FT, TO E'ERLY R/W

HULME TOM/HULME JUDITH
1045 SW APPALACHEE TER
FORT WHITE, FL 32038-4217

2027

03-6S-16-03766-113

BUILDING CHARACTERISTICS

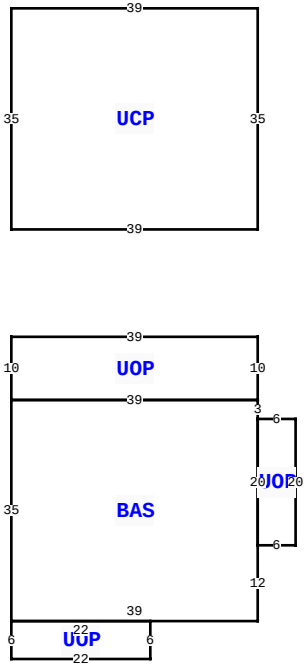
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	06	06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC		3616.0100 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,365	100		1,365	188,683
UCP	1,365	20		273	37,737
UOP	120	20		24	3,318
UOP	132	20		26	3,594
UOP	390	20		78	10,782
TOTALS	3,372			1,766	244,112

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0300	01	1,766	124.5090	151.90	268,255	2016	2016	0	0	0	9.00	91.00

1 SFR PILING 100% - 2017 Heated Area: 1365 HX Base Yr 2017



1045 SW APPALACHEE TER, FORT WHITE

BLD DATE		LGL DATE	05/06/2026 MLU
XF DATE		LAND DATE	
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	0031	BARN,MT AE	0	100	24	24	576.00	UT	9.00	9.00	100	2016	2016	3	100	5,184	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	600	
3	9946	Well	0	0	0	0	1.00	UT	4,000.00	4,000.00	100			3	100	4,000	
4	0252	LEAN-TO W/	0	100	0	0	1.00	UT	800.00	800.00	100	2021	2020		100	800	
5	0252	LEAN-TO W/	0	100	0	0	1.00	UT	200.00	200.00	100	2021	2020		100	200	
6	0070	CARPORT UF	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	2021	2020		100	1,500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		244,112
TOTAL MARKET OB/XF VALUE		12,284
TOTAL LAND VALUE - MARKET		110,990
TOTAL MARKET VALUE		367,386
SOH/AGL Deduction		143,084
ASSESSED VALUE		224,302
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		172,891
TOTAL JUST VALUE		367,386
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		367,386

PERMIT NUM	DESCRIPTION	AMT	ISSUED
40727	ELECTRICAL	0	10/16/2020
33702	SFR	449	01/15/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1061/2639	8/24/2005	WD	Q	V		105,000
GRANTOR: CHAMELE P COE						
GRANTEE: HULME						
1052/0304	4/14/2005	QC	Q	V	01	16,300
GRANTOR: CHAMELE P & SIMONE M						
GRANTEE: CHAMELE P COE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] N3 W39 S35 E39 N12 N20 $
UCP=[ORIG=0,-30] N35 W39 S35 E39 $
UOP=[ORIG=0,-3] N10 W39 S10 E39 $
UOP=[ORIG=-39,32] S6 E22 N6 W22 $
UOP=[ORIG=0,20] E6 N20 W6 S20 $
.

LAND DESCRIPTION

TOTAL OB/XF 12,284

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	100		A-1	0.00	0.00	10.09	AC		1.00	1.00	1.00	11,000.00	11,000.00	110,990							

REVIEW DATE 04/20/2026 BY KS Total Acres: 10.09 Total Land Value: 110,990 Market: 0 Agricultural: 0 Common: 110,990 PRINTED 11/17/2026 BY SYS