AKA LOT 6 ICHETUCKNEE WILDERNESS
S1/2 OF SE1/4 OF NW1/4 OF SE1/4.

MACDONALD DUNCAN JOHN (ESTATE)/MACDONALD PATRICIA
565 SW QUARTER LN
FORT WHITE, FL 32038

2027

06-6S-16-03784-106

BUILDING CHARACTERISTICS

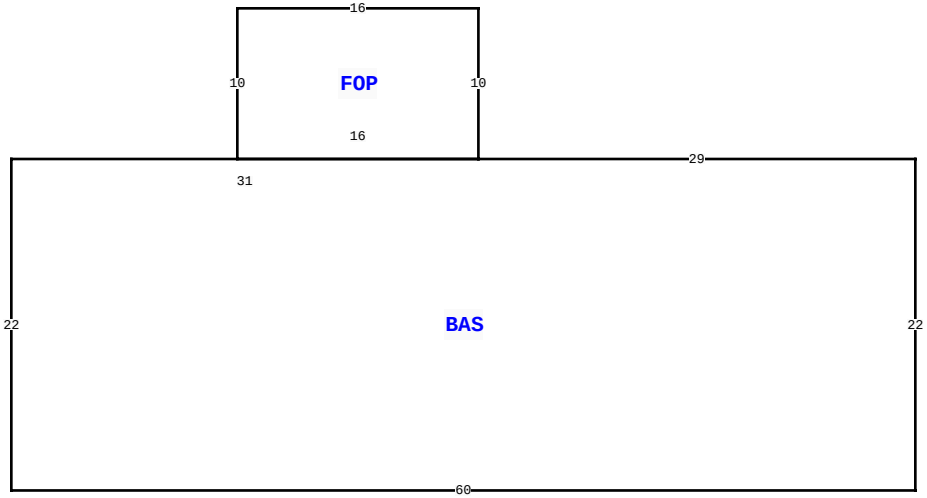
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	6616.0100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,320	100		1,320	32,916
FOP	160	35		56	1,396
TOTALS	1,480			1,376	34,312

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,376	103.9000	62.34	85,780	1977	1977	0	0	0	60.00	40.00

1 MOBILE HME 100% - 1996 Heated Area: 1320 HX Base Yr 1996



565 SW QUARTER LN, 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	0294	SHED WOOD/	0	100	12	16	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
3	0296	SHED METAL	0	100	0	0	1.00	UT	850.00	850.00	100	2026	2025		100	850	
4	0296	SHED METAL	0	100	0	0	1.00	UT	2,500.00	2,500.00	100	2026	2025		100	2,500	
5	0296	SHED METAL	0	100	0	0	1.00	UT	2,500.00	2,500.00	100	2026	2025		100	2,500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		34,312
TOTAL MARKET OB/XF VALUE		13,350
TOTAL LAND VALUE - MARKET		65,650
TOTAL MARKET VALUE		113,312
SOH/AGL Deduction		55,988
ASSESSED VALUE		57,324
TOTAL EXEMPTION VALUE	HX HB WX	37,324
BASE TAXABLE VALUE		20,000
TOTAL JUST VALUE		113,312
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		113,312

BLDG:1:1: ALLA MH

XFOB:1:1: ALLA MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0813/2193	11/16/1995	WD	Q	I		34,000

GRANTOR: LENVIL DICKS

GRANTEE: DUNCAN JOHN & PATRI

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W29 FOP= N10 W16 S10 E16$ W31 S22 E60 N22$.

LAND DESCRIPTION

TOTAL OB/XF 13,350

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	0102	C	SFR/MH	100		A-1	0.00	0.00	5.05	AC		1.00	1.00	1.00	13,000.00	13,000.00	65,650							

REVIEW DATE 05/01/2026 BY JB Total Acres: 5.05 Total Land Value: 65,650 Market: 0 Agricultural: 0 Common: 65,650 PRINTED 11/17/2026 BY SYS