N1/2 OF NW1/4 OF SW1/4 OF SE1/4
OF SW1/4 OF SE1/4. (AKA LOTS 5 &
ICHETUCKNEE WILDERNESS S/D UNR.

SINCLAIR JOHN A/SINCLAIR JOAN L
526 SW QUARTER LN
FORT WHITE, FL 32038

2027

06-6S-16-03784-114

BUILDING CHARACTERISTICS

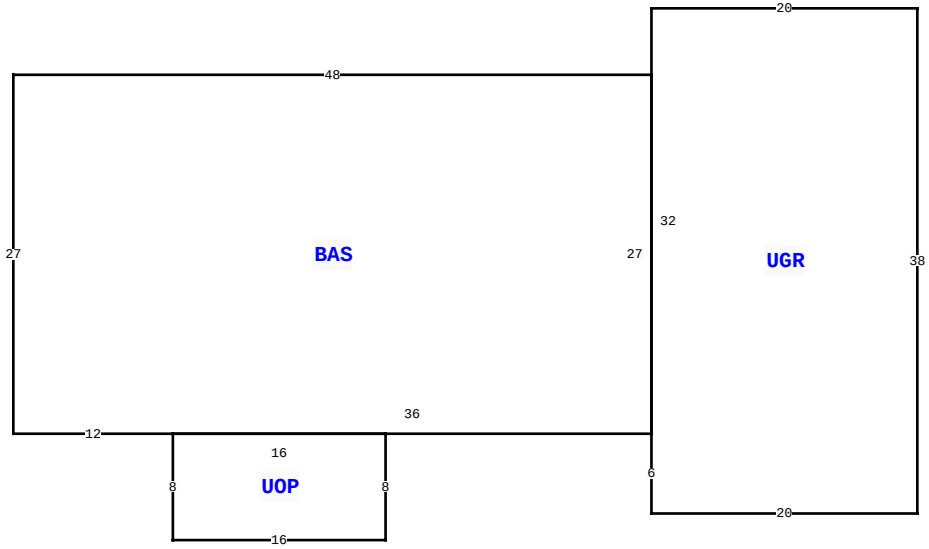
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	1,296	100		1,296	36,672
UGR	760	45		342	9,677
UOP	128	25		32	906
TOTALS	2,184			1,670	47,254

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,670	117.9000	70.74	118,136	1996	1996	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2000 Heated Area: 1296 HX Base Yr 2000



409 SW QUARTER LN, FORT WHITE

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	108,006
TOTAL MARKET OB/XF VALUE	10,534
TOTAL LAND VALUE - MARKET	110,990
TOTAL MARKET VALUE	229,530
SOH/AGL Deduction	78,618
ASSESSED VALUE	150,912
TOTAL EXEMPTION VALUE	98 HX HB 90,160
BASE TAXABLE VALUE	60,752
TOTAL JUST VALUE	229,530
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	231,552

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048242	Roof Replacement	6,800	09/21/2023
10707	PUMP/UTPOL	30	02/02/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0887/1718	8/01/1999	WD	Q	V		15,500
GRANTOR: L DICKS						
GRANTEE: SINCLAIR'S						
0786/0468	2/08/1994	WD	U	V	12	0
GRANTOR: ANDREWS J DICKS						
GRANTEE: LENVIL H DICKS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W48 S27 E12 E36 N27 $
UGR=[ORIG=0,27] S6 E20 N38 W20 S32 $
UOP=[ORIG=-36,27] S8 E16 N8 W16 $
.

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	100	0	0	1.00	UT	1,200.00	1,200.00	100	1999	1999	3	100	1,200	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1999	1999	3	100	1,134	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	800	
4	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
5	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	400	

LAND DESCRIPTION

TOTAL OB/XF 10,534

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	0200	C	MBL HM	100		A-1	0.00	0.00	5.05	AC		1.00	1.00	1.00	11,000.00	11,000.00	55,550							
2	0000	C	VAC RES	100		A-1	0.00	0.00	5.04	AC		1.00	1.00	1.00	11,000.00	11,000.00	55,440							

REVIEW DATE 05/01/2026 BY JB Total Acres: 10.09 Total Land Value: 110,990 Market: 0 Agricultural: 0 Common: 110,990 PRINTED 11/17/2026 BY SYS

N1/2 OF NW1/4 OF SW1/4 OF SE1/4
OF SW1/4 OF SE1/4. (AKA LOTS 5 &
ICHETUCKNEE WILDERNESS S/D UNR.

SINCLAIR JOHN A/SINCLAIR JOAN L
526 SW QUARTER LN
FORT WHITE, FL 32038

2027

06-6S-16-03784-114

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	04	04

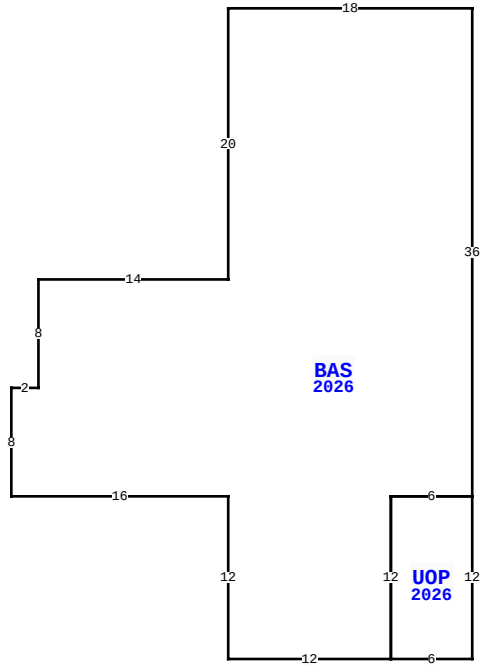
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 02
NEIGHBORHOOD/LOC 6616.0100 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,032	100	2026	1,032	59,939
UOP	72	20	2026	14	813
TOTALS	1,104			1,046	60,752

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0102	01	1,046	104.6520	62.79	65,678	2019	2019	0	0	0	7.50	92.50

2 STRG/CONV 0% - 2026 Heated Area: 1032 HX Base Yr 2000



409 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

COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 3

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NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		231,552

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

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GRANTEE: SINCLAIR'S						
0786/0468	2/08/1994	WD	U	V	12	0
GRANTOR: ANDREWS J DICKS						
GRANTEE: LENVIL H DICKS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=60,10] W18 S20 W14 S8 W2 S8 E16 S12 E12 N12 E6 N36 $
UOP=[YR=2026;ORIG=54,46] E6 S12 W6 N12 $
.

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 05/01/2026 BY JB Total Acres: 10.09 Total Land Value: 110,990 Market: 0 Agricultural: 0 Common: 110,990 PRINTED 11/17/2026 BY SYS