

COMM NE COR, RUN S 1609.91 FT FO
E 459.66 FT TO W R/W OF SW TIMUQ
S ALONG R/W 183.1 FT, S 44 DG W

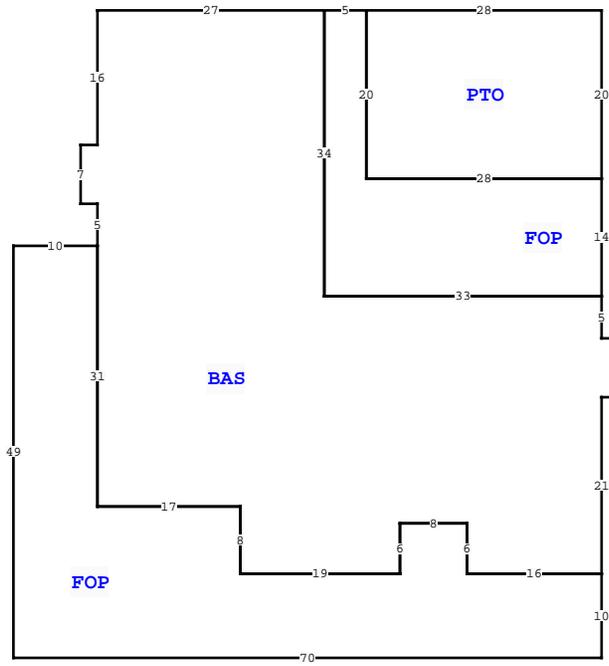
LAFLEUR NICK
290 SW TIMUQUA TERR
FORT WHITE, FL 32038

2026

11-7S-16-04174-003
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BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	08	IRREGULAR	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floo	08	SHT VINYL	50
Interior Floo	12	HARDWOOD	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	01	NONE	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	5000 IMPROVED AG		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	11716.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,742	100	
FOP	562	30	
FOP	1,274	30	
PTO	560	5	
TOTALS	5,138		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,321	110.5800	126.06	418,645	1989	2011	0	0	17.50	82.50
1 SINGLE FAM 100% - 2022 Heated Area: 2742 HX Base Yr 2022											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			345,382
TOTAL MARKET OB/XF VALUE			7,560
TOTAL LAND VALUE - MARKET			110,000
TOTAL MARKET VALUE			377,182
SOH/AGL Deduction			87,185
ASSESSED VALUE			289,997
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			238,586
TOTAL JUST VALUE			462,942
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			447,329

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045487	Electrical Servic	0	09/19/2022
29047	MAINT/ALTR	75	12/07/2010

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1451/2746	11/08/2021	WD	Q	I	01	395,400
GRANTOR: JOSEPH LEONARD						
GRANTEE: LAFLEUR NICK						
1355/0754	3/02/2018	WD	U	I	18	210,000
GRANTOR: SECRETARY OF VETERANS						
GRANTEE: LEONARD JOSEPH & PA						

EXTRA FEATURES		290 SW TIMUQUA TER, FORT WHITE	
L N	OB/XF CODE	DESCRIPTION	BLD CAP
1	0190	FPLC PF	0 100
2	0296	SHED METAL	0 100
3	0296	SHED METAL	0 100
4	0070	CARPORT UF	0 100
5	0104	GENERATOR	0 100

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	0190	FPLC PF	0 100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0296	SHED METAL	0 100	10	12	120.00	UT	7.50	7.50	100	2003	2003	3	100	900	
3	0296	SHED METAL	0 100	6	8	48.00	UT	7.50	7.50	100	2003	2003	3	100	360	
4	0070	CARPORT UF	0 100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	300	
5	0104	GENERATOR	0 100	0	0	1.00	UT	6,000.00	6,000.00	100	2023	2022		80	4,800	

LAND DESCRIPTION		TOTAL OB/XF 7,560																						
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	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0100	C	SFR	100		A-1	0.00	0.00	2.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	22,000							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	8.00	AC		1.00	1.00	1.00	280.00	280.00	2,240							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	8.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	88,000							