LOT 3 BLOCK B TIMUQUA S/D.

614-065, 652-168, 725-485, 749-1

NORTH FLORIDA PUBLISHING COMPANY INC
367 SW KAYLA CT
FORT WHITE, FL 32038

2027

12-7S-16-04184-113

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
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 5000 IMPROVED AG

MAP NUM | MKT AREA 02

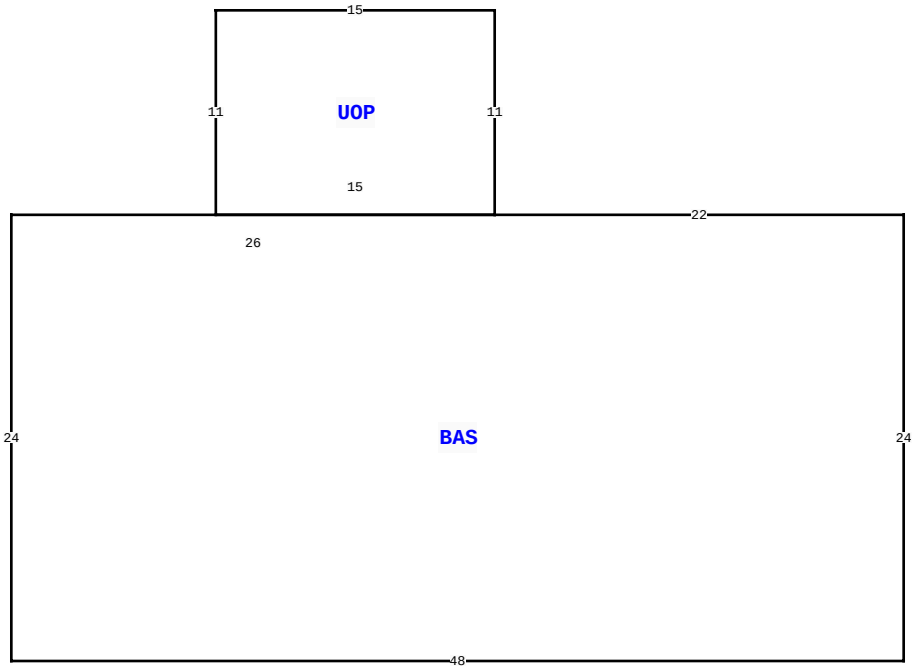
NEIGHBORHOOD/LOC 12716.020 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100		1,152	70,121
UOP	165	25		41	2,495
TOTALS	1,317			1,193	72,616

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,193	119.0000	110.67	132,029	1991	1995	0	0	0	45.00	55.00

1 MANUF 1 0% - 2025 Heated Area: 1152 HX Base Yr



607 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	0294	SHED WOOD/	0	0	16	20	320.00	UT	7.50	7.50	100	1993	1993	3	100	2,400	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	72,616
TOTAL MARKET OB/XF VALUE	9,400
TOTAL LAND VALUE - MARKET	55,200
TOTAL MARKET VALUE	102,516
SOH/AGL Deduction	0
ASSESSED VALUE	102,516
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	102,516
TOTAL JUST VALUE	137,216
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	137,997

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1510/720	3/07/2024	WD	U	I	11	100
GRANTOR: GLENN JUDITH JONES RE						
GRANTEE: NORTH FLORIDA PUBLI						
1506/448	1/10/2024	WD	U	I	11	100
GRANTOR: GLENN JUDY						
GRANTEE: GLENN JUDITH JONES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W22 UOP= N11 W15 S11 E15$ W26 S24 E48 N24$.

LAND DESCRIPTION

TOTAL OB/XF 9,400

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	0		00	0.00	0.00	1.50	AC		1.00	1.00	1.00	13,000.00	13,000.00	19,500							
2	6200	A	PASTURE 3	0		00	0.00	0.00	3.57	AC		1.00	1.00	1.00	280.00	280.00	1,000							
3	9910	M	MKT.VAL.AG	0		00	0.00	0.00	3.57	AC		1.00	1.00	1.00	10,000.00	10,000.00	35,700							

REVIEW DATE 06/10/2026 BY NH Total Acres: 5.07 Total Land Value: 20,500 Market: 35,700 Agricultural: 1,000 Common: 19,500 PRINTED 11/17/2026 BY SYS