2.5 ACRES OFF NORTH END OF LOT
1 BLK A TIMUQUA S/D ORB 1034-160

CRONK TERESA
472 SW TIMUQUIA TERR
FT WHITE, FL 32038

**2026**

**12-7S-16-04184-201**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

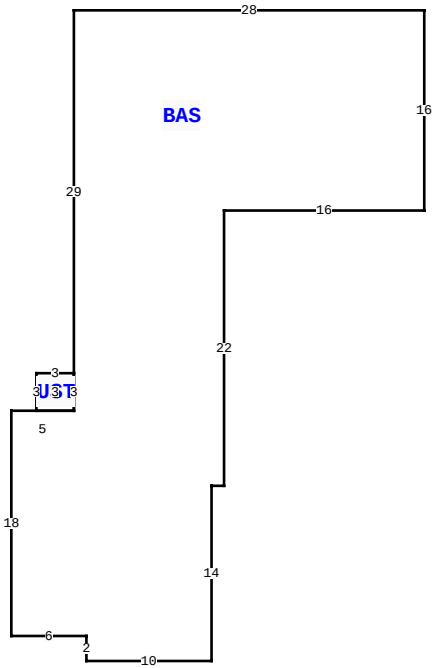
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 08 | WD OR PLY 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 01 | MINIMUM 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 09 | PINE WOOD 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 1 100 |
| Bathrooms | | 1 100 |
| 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 | 03 | 03 |
| DOR CODE | 0200 | MOBILE HOME |
| 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 | 954 | 100 | | 954 | 65,285 |
| UST | 9 | 45 | | 4 | 274 |
| TOTALS | 963 | | | 958 | 65,559 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 958 | 82.8000 | 94.39 | 90,426 | 2003 | 2003 | 0 | 0 | 0 | 27.50 | 72.50 |

1 SINGLE FAM 100% - 2005 Heated Area: 954 HX Base Yr 2005




472 SW TIMUQUA TER, FORT WHITE

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

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 65,559 |
| TOTAL MARKET OB/XF VALUE | | 3,134 |
| TOTAL LAND VALUE - MARKET | | 40,000 |
| TOTAL MARKET VALUE | | 108,693 |
| SOH/AGL Deduction | | 41,690 |
| ASSESSED VALUE | | 67,003 |
| TOTAL EXEMPTION VALUE | HX HB | 42,003 |
| BASE TAXABLE VALUE | | 25,000 |
| TOTAL JUST VALUE | | 108,693 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 103,657 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1034/0160 | 12/22/2004 | WD | Q | I | 06 | 100 |

GRANTOR: TINA CRONK

GRANTEE: TERESA CRONK

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W28 S29 UST= W3 S3 E3 N3$ S3 W5 S18 E6 S2 E10 N14 E1 N22 E16 N16$.

## 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 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2010 | 2010 | 3 | 100 | 200 | |
| 2 | 0294 | SHED WOOD/ | 0 | 100 | 24 | 32 | 768.00 | UT | 11.00 | 11.00 | 30 | 2010 | 2010 | 3 | 30 | 2,534 | |
| 3 | 0263 | PRCH,USP | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2015 | 2015 | 3 | 100 | 200 | |
| 4 | 0261 | PRCH, UOP | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2015 | 2015 | 3 | 100 | 100 | |
| 5 | 0261 | PRCH, UOP | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2015 | 2015 | 3 | 100 | 100 | |

## LAND DESCRIPTION

TOTAL OB/XF 3,134

| 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 | | | 0.00 | 0.00 | 2.50 | AC | | 1.00 | 1.00 | 1.00 | 16,000.00 | 16,000.00 | 40,000 | | | | | | | |

REVIEW DATE 07/01/2015 BY DF Total Acres: 2.50 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 05/15/2026 BY SYS