COMM SE COR OF SE1/4, RUN W 1309
E 6.40 FT FOR POB, RUN W 392.89
E 576.13 FT, RUN S 21 DG W 460 F

DUNCAN THOMAS J
P O BOX 481
FORT WHITE, FL 32038-0481

2027

16-6S-16-03837-000

BUILDING CHARACTERISTICS

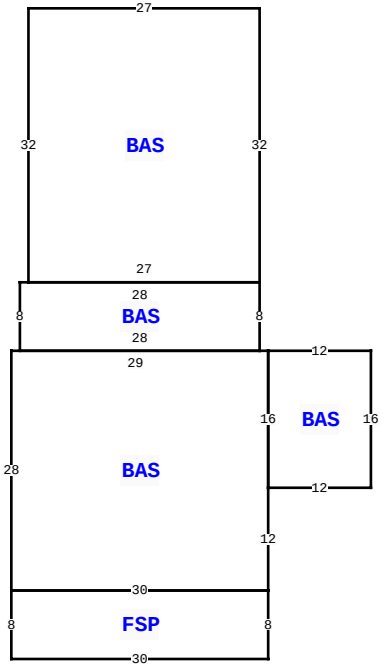
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	16616.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	192	100		192	9,587
BAS	224	100		224	11,185
BAS	840	100		840	41,944
BAS	864	100		864	43,142
FSP	240	40		96	4,794
TOTALS	2,360			2,216	110,651

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,216	69.8400	76.82	170,233	1948	1948	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2007 Heated Area: 2120 HX Base Yr 2007



15638 SW STATE ROAD 47 , FORT WHITE

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		110,651
TOTAL MARKET OB/XF VALUE		150
TOTAL LAND VALUE - MARKET		65,130
TOTAL MARKET VALUE		175,931
SOH/AGL Deduction		80,501
ASSESSED VALUE		95,430
TOTAL EXEMPTION VALUE	HX HB WR	56,411
BASE TAXABLE VALUE		39,019
TOTAL JUST VALUE		175,931
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		177,948

PERMIT NUM	DESCRIPTION	AMT	ISSUED
24932	ADDN SFR	267	08/30/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1513/2263	4/30/2024	LE	U	I	14	100
GRANTOR: DUNCAN THOMAS J						
GRANTEE: DUNCAN THOMAS J (EN						
1106/1110	12/29/2006	WD	Q	I	01	100
GRANTOR: THOMAS J DUNCAN						
GRANTEE: THOMAS J DUNCAN & D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W1 BAS= N8 BAS= N32 W27 S32 E27$ W28 S8 E28$ W29 S28
FSP= S8 E30 N8 W30$ E30 N12 BAS= E12 N16 W12 S16$ 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	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	150	

LAND DESCRIPTION

TOTAL OB/XF 150

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		A-1	0.00	0.00	5.01	AC		1.00	1.00	1.00	13,000.00	13,000.00	65,130							

REVIEW DATE 05/05/2026 BY KS Total Acres: 5.01 Total Land Value: 65,130 Market: 0 Agricultural: 0 Common: 65,130 PRINTED 11/17/2026 BY SYS