

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

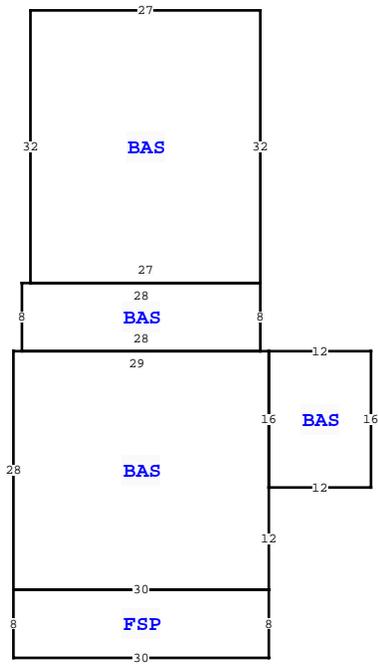
DUNCAN THOMAS J
P O BOX 481
FORT WHITE, FL 32038-0481

2026

16-6S-16-03837-000
VALUATION SUMMARY PAGE 1 of 1

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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
Architctual	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
BAS	192	100	
BAS	224	100	
BAS	840	100	
BAS	864	100	
FSP	240	40	
TOTALS	2,360		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2007		Heated Area: 2120					HX Base Yr 2007	



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			114,685
TOTAL MARKET OB/XF VALUE			150
TOTAL LAND VALUE - MARKET			65,130
TOTAL MARKET VALUE			179,965
SOH/AGL Deduction			87,315
ASSESSED VALUE			92,650
TOTAL EXEMPTION VALUE	HX HB WR		56,411
BASE TAXABLE VALUE			36,239
TOTAL JUST VALUE			179,965
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			162,918

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						

EXTRA FEATURES																
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	0296	SHED METAL	0	100	0	0			0.00	100	0		3	100	150	

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

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\$.														

LAND DESCRIPTION										TOTAL OB/XF														
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	5.01	AC		1.00	1.00	1.00	13,000.00	13,000.00	65,130							