

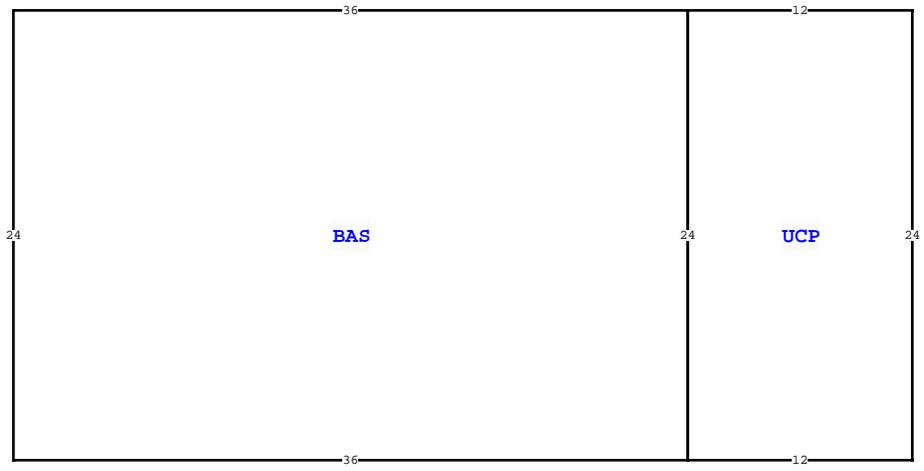
COMM 4474.69 FT W OF NE COR OF S  
 ACL RR R/W, RUN S 24 DEG W ALONG  
 595.30 FT FOR POB, CONT E 225 FT

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

**2026**

17-6S-16-03842-010  


ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
08	WD OR PLY 100				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
08	SHT VINYL 50				
14	CARPET 50				
02	WINDOW 100				
02	CONVECTION 100				
	3 100				
	1 100				
01	NONE 100				
1.	1. 100				
05	CONV 100				
	0 100				
03	03 100				
01	01 100				
03	03				
0100	SINGLE FAMILY				
			02		
	17616.010		1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	864	100		864	56,930
UCP	288	20		58	3,821
TOTALS	1,152			922	60,751

MARKET ADJUSTMENTS																							
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND												
0100	01	922	88.9200	101.37	93,463	1957	1957	0	0	35.00	65.00												
1 SINGLE FAM 0% - 0 Heated Area: 864 HX Base Yr																							
																							
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td>05/08/2026</td> <td>MLU</td> <td></td> </tr> </tbody> </table>												BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE				05/08/2026	MLU	
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE																		
			05/08/2026	MLU																			

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			60,751
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			14,000
TOTAL MARKET VALUE			74,751
SOH/AGL Deduction			7,655
ASSESSED VALUE			67,096
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			67,096
TOTAL JUST VALUE			74,751
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			69,684
SALE:1:1: AKA LOT 9 BLOCK 1 ICHETUCKNEE GARDENS UN			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

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						
1405/2231	2/14/2020	QC	U	I	11	100
GRANTOR: THOMAS J & DONNA C DU						
GRANTEE: THOMAS J DUNCAN						

EXTRA FEATURES		253 SW LAREDO PL, FORT WHITE														
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

BUILDING NOTES																
BUILDING DIMENSIONS																
BAS= W36 S24 E36 UCP= E12 N 24 W12 S24\$ N24\$.																

LAND DESCRIPTION																								
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	0		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	14,000.00	14,000.00	14,000							