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

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 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	03	03
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 02

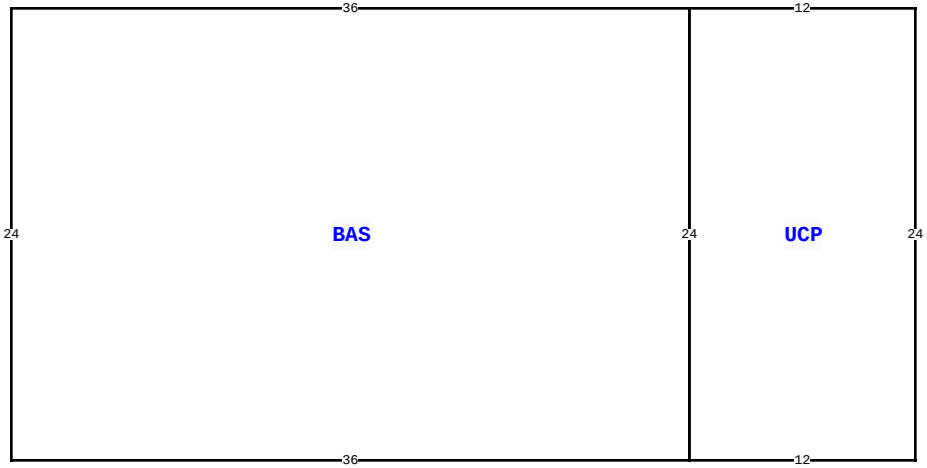
NEIGHBORHOOD/LOC 17616.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	864	100		864	55,930
UCP	288	20		58	3,754
TOTALS	1,152			922	59,684

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	99.59	91,822	1957	1957	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 864 HX Base Yr



253 SW LAREDO PL, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	59,684
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	14,000
TOTAL MARKET VALUE	73,684
SOH/AGL Deduction	6,588
ASSESSED VALUE	67,096
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	67,096
TOTAL JUST VALUE	73,684
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						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W36 S24 E36 UCP= E12 N 24 W12 S24$ N24$.

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 05/13/2026 BY AJ Total Acres: 1.03 Total Land Value: 14,000 Market: 0 Agricultural: 0 Common: 14,000 PRINTED 06/23/2026 BY SYS