

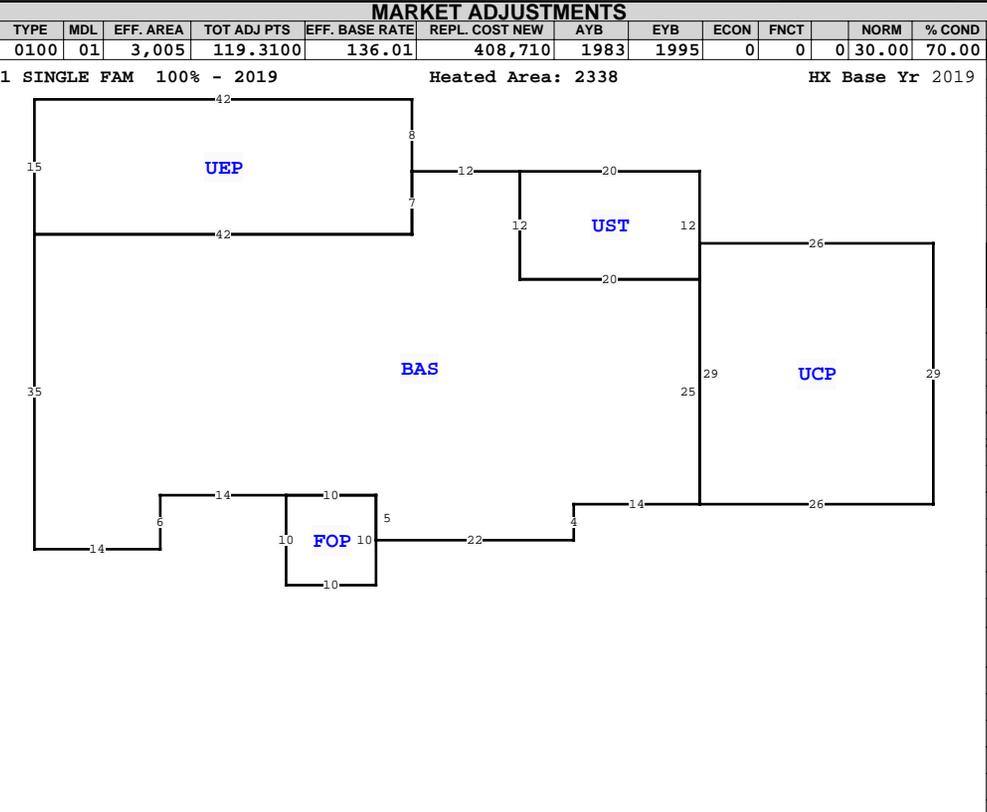
COMM SW COR OF SE1/4 OF NE1/4,  
N 330 FT FOR POB, CONT N  
332.30 FT, E 416.14 FT, S4 DEG

WALLACE JOHN A/WALLACE CONNIE F  
P O BOX 427  
HIGH SPRINGS, FL 32655

**2026**

19-6S-17-09698-012

ELEMENT	CD	BUILDING CHARACTERISTICS CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	15	HARDTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectural	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,338	100		2,338	222,594
FOP	100	30		30	2,856
UCP	754	20		151	14,377
UEP	630	60		378	35,988
UST	240	45		108	10,282
<b>TOTALS</b>	<b>4,062</b>			<b>3,005</b>	<b>286,097</b>

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		286,097
TOTAL MARKET OB/XF VALUE		8,350
TOTAL LAND VALUE - MARKET		121,050
TOTAL MARKET VALUE		415,497
SOH/AGL Deduction		214,612
ASSESSED VALUE		200,885
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		149,474
TOTAL JUST VALUE		415,497
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		414,506

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046558	Roof Replacement	13,000	02/21/2023
25545	MAINT/ALTR	75	02/19/2007
7682	M H	60	10/13/1993

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1360/0846	5/17/2018	WD	Q	I	01	271,600

GRANTOR: NANCY A CUNLIFFE  
GRANTEE: JOHN A & CONNIE F W  
1039/2188 3/03/2005 WD Q I 241,000  
GRANTOR: HULL  
GRANTEE: CUNLIFFE

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	0190	FPLC PF	0	100	0	0		1.00	UT 1,200.00	100	0	0	3	100	1,200	
2	0040	BARN, POLE	0	100	12	15		1.00	UT 0.00	100	0	0	3	100	150	
3	9945	Well/Sept	0	0	0	0		1.00	UT 7,000.00	100			3	100	7,000	

EXTRA FEATURES		206 SW CINNAMON CT, FORT WHITE	
BLD DATE		LGL DATE	05/07/2026
XF DATE		LAND DATE	MLU
INC DATE		AG DATE	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W12 UEP= N8 W42 S15 E42 N7 S7 W42 S35 E14 N6 E14 FOP= S10 E10 N10 W10 S E10 S5E22 N4 E14 UCP= E26 N29 W26 S29 S N25 UST= N12 W20 S12 E20 S W20 N12 S.	

LAND DESCRIPTION		TOTAL OB/XF 8,350																						
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	13.45	AC		1.00	1.00	1.00	9,000.00	9,000.00	121,050							