

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

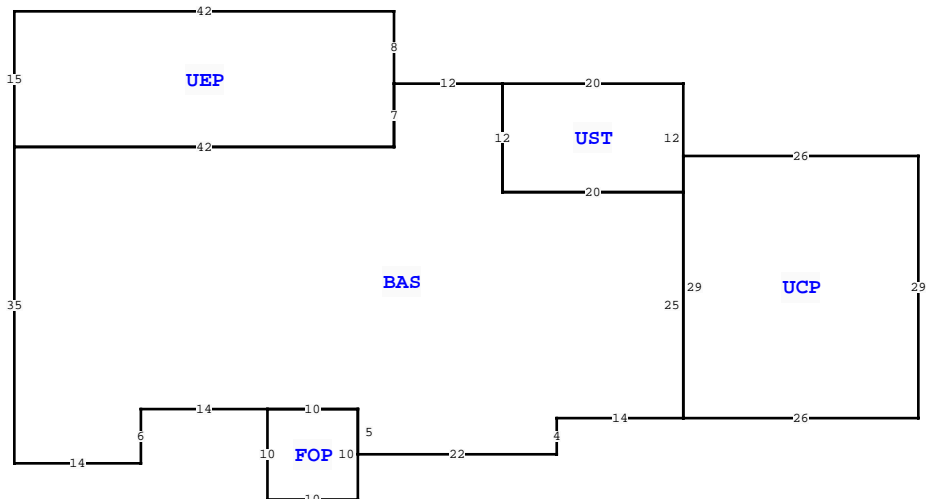
WALLACE JOHN A/WALLACE CONNIE F  
P O BOX 427  
HIGH SPRINGS, FL 32655

**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
Architactual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,005	119.3100	133.63	401,558	1983	1995	0	0	30.00	70.00
1 SINGLE FAM 100% - 2019 Heated Area: 2338 HX Base Yr 2019											



Quality	05	05			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 02			
NEIGHBORHOOD/LOC	19617.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,338	100		2,338	218,699
FOP	100	30		30	2,806
UCP	754	20		151	14,125
UEP	630	60		378	35,358
UST	240	45		108	10,102
TOTALS	4,062			3,005	281,091

206 SW CINNAMON CT, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026
INC DATE		AG DATE	MLU

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	

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	13.45	AC		1.00	1.00	1.00	9,000.00	9,000.00	121,050									

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3
VALUATION BY				STANDARD	
Tax Group: 3		Tax Dist:			
BUILDING MARKET VALUE				281,091	
TOTAL MARKET OB/XF VALUE				8,350	
TOTAL LAND VALUE - MARKET				121,050	
TOTAL MARKET VALUE				410,491	
SOH/AGL Deduction				209,606	
ASSESSED VALUE				200,885	
TOTAL EXEMPTION VALUE		HX HB		51,411	
BASE TAXABLE VALUE				149,474	
TOTAL JUST VALUE				410,491	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				414,506	
XFOB:2:1: ROYAL MH					
PRMT:1:1: 24X50 1993					
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		

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1360/0846	5/17/2018	WD Q	Q	I	01	271,600
GRANTOR: NANCY A CUNLIFFE						
GRANTEE: JOHN A & CONNIE F W						
1039/2188	3/03/2005	WD Q	Q	I		241,000
GRANTOR: HULL						
GRANTEE: CUNLIFFE						

BUILDING NOTES

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