N1/2 OF SW1/4 OF SE1/4 & THAT PA
SE1/4 OF SW1/4 LYING E OF TRULUC

ROMERO ALBERTO
711 SW TRULUCK TER
FORT WHITE, FL 32038

2027

26-7S-16-04335-001

BUILDING CHARACTERISTICS

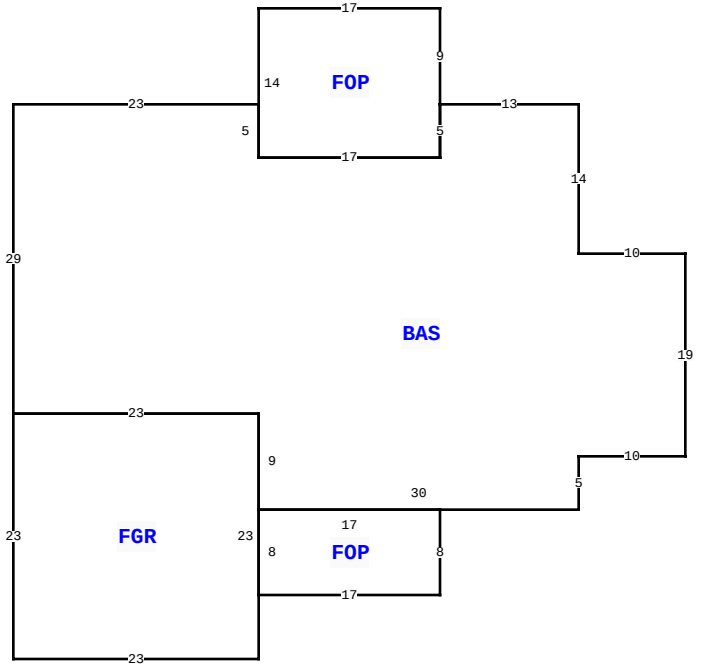
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	04	04 100
Kitchen Adjus	02	02 100
Quality	07	07
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	26716.030	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,912	100		1,912	314,783
FGR	529	55		291	47,909
FOP	136	30		41	6,750
FOP	238	30		71	11,689
TOTALS	2,815			2,315	381,130

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,315	157.5420	173.30	401,190	2015	2020	0	0	0	5.00	95.00

2 SINGLE FAM 100% - 2025 Heated Area: 1912 HX Base Yr 2025



711 SW TRULUCK TER, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	09/08/2022 SPF

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
1	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2015	2015	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	1,120.00	UT	2.00	2.00	100	2015	2015	3	100	2,240	
3	0200	GARAGE F	0	100	40	30	1,200.00	UT	25.00	25.00	100	2024	2023		100	30,000	
4	0020	BARN,FR	0	100	42	28	1,176.00	UT	18.00	18.00	100	2024	2023		100	21,168	
5	0252	LEAN-TO W/	0	100	24	20	480.00	UT	8.00	8.00	100	2024	2023		100	3,840	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		381,130
TOTAL MARKET OB/XF VALUE		58,448
TOTAL LAND VALUE - MARKET		160,000
TOTAL MARKET VALUE		452,898
SOH/AGL Deduction		178,608
ASSESSED VALUE		274,290
TOTAL EXEMPTION VALUE	HX HB 13	274,290
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		599,578
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		606,506

PERMIT NUM	DESCRIPTION	AMT	ISSUED
32499	SFR	813	12/01/2014
32499	SFR	813	12/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1510/1389	3/14/2024	WD	Q	I	01	830,000
GRANTOR: JOHNSON FRED						
GRANTEE: ROMERO ALBERTO						
1261/0131	8/30/2013	WD	U	I	12	59,000
GRANTOR: CAPITAL CITY BANK						
GRANTEE: FRED & ANN JOHNSON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 FOP= N9 W17 S14 E17 N5$ S5 W17 N5 W23 S29 FGR= S23 E23 N23 W23$ E23 S9 FOP= S8 E17 N8 W17$ E30 N5 E10 N19 W10 N14$.

LAND DESCRIPTION

TOTAL OB/XF 58,448

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	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	8,000.00	8,000.00	8,000							
2	6200	A	PASTURE 3	0		A-1			19.00	AC		1.00	1.00	1.00	280.00	280.00	5,320							
3	9910	M	MKT.VAL.AG	0		A-1			19.00	AC		1.00	1.00	1.00	8,000.00	8,000.00	152,000							

REVIEW DATE 03/21/2024 BY ME Total Acres: 20.00 Total Land Value: 13,320 Market: 152,000 Agricultural: 5,320 Common: 8,000 PRINTED 11/17/2026 BY SYS