BEG AT SW COR OF NW 1/4 OF SE 1/
FT, E 663.39 FT, S 328.33 FT, W
POB.

HILL TIMOTHY W
705 SW TRUELUCK TERRACE
FORT WHITE, FL 32038

2027

26-7S-16-04335-012

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 02

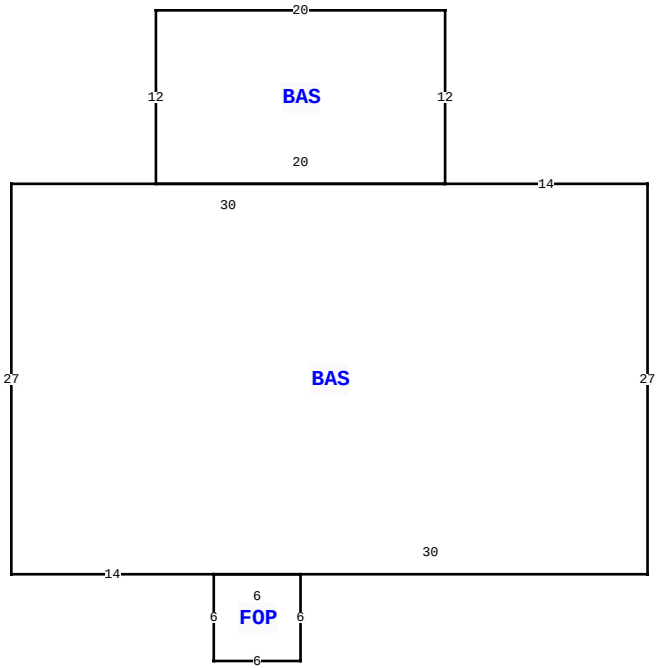
NEIGHBORHOOD/LOC 26716.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	240	100		240	24,777
BAS	1,188	100		1,188	122,646
FOP	36	30		11	1,135
TOTALS	1,464			1,439	148,559

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,439	118.8000	130.68	188,049	2004	2004	0	0	0	21.00	79.00

1 SINGLE FAM 100% - 2005 Heated Area: 1428 HX Base Yr 2005



705 SW TRULUCK TER, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 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
1	0166	CONC,PAVMT	0	100	3	45	135.00	UT	2.00	2.00	100	2004	2004	3	100	270	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	800	
3	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	50	
4	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	1,500	
5	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	1,200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		148,559
TOTAL MARKET OB/XF VALUE		3,820
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		217,379
SOH/AGL Deduction		81,662
ASSESSED VALUE		135,717
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		84,306
TOTAL JUST VALUE		217,379
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		220,084

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047072	Roof Replacement	12,000	04/26/2023
30120	ADDN SFR	137	04/30/2012
21347	SFR	362	12/12/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1533/2470	1/27/2025	LE	U	I	14	100
GRANTOR: HILL TIMOTHY W (ENH L						
GRANTEE: LILLARD BRITTNY R (						
0989/0785	6/10/2003	WD	U	V	07	30,000
GRANTOR: G W GUYNN						
GRANTEE: TIMOTHY HILL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 BAS= N12 W20 S12 E20$ W30 S27 E14 FOP= S6E6 N6 W6$ E30 N27$.

LAND DESCRIPTION

TOTAL OB/XF 3,820

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	5.00	AC		1.00	1.00	1.00	13,000.00	13,000.00	65,000							

REVIEW DATE 05/22/2023 BY jerry Total Acres: 5.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 11/16/2026 BY SYS