COMM NW COR OF S1/2 OF NW1/4
OF NE1/4, RUN E 527.51 FT FOR
POB, CONT E 527.52 FT, S

CUNNINGHAM JOHN R/CUNNINGHAM RUTH M
P O BOX 749
FORT WHITE, FL 32038-0749

2027

30-6S-16-03986-004

BUILDING CHARACTERISTICS

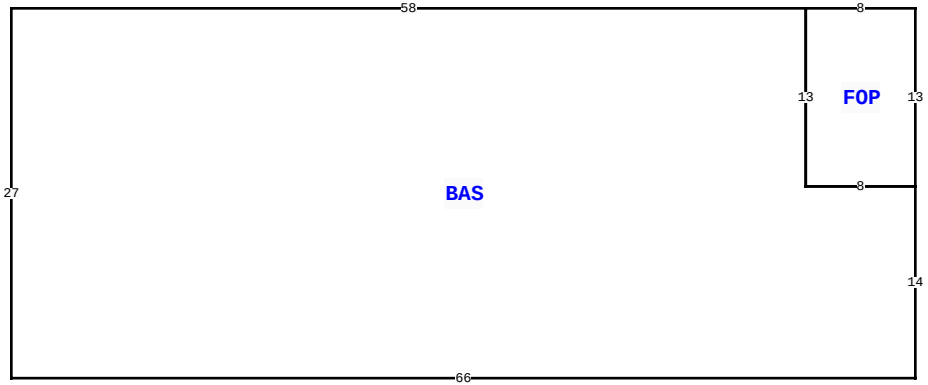
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	30616.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,678	100		1,678	112,428
FOP	104	35		36	2,412
TOTALS	1,782			1,714	114,839

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,714	130.9850	121.82	208,799	1994	1994	0	0	0	45.00	55.00

1 MANUF 1 100% - 1999 Heated Area: 1678 HX Base Yr 1999



729 SW ANGEL GLN, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2025 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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	200	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		114,839
TOTAL MARKET OB/XF VALUE		8,400
TOTAL LAND VALUE - MARKET		122,958
TOTAL MARKET VALUE		246,197
SOH/AGL Deduction		143,859
ASSESSED VALUE		102,338
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		45,927
TOTAL JUST VALUE		246,197
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		247,433

SALE:1:1: 11.88 AC

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8499	M H	125	06/15/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0780/1639	10/01/1930	WD	Q	V		17,000

GRANTOR: SALLIE MAE DEESE

GRANTEE: JOHN R CUNNINGHAM

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W58 S27 E66 N14 FOP= N13 W8 S13 E8$ W8 N13$.

LAND DESCRIPTION

TOTAL OB/XF 8,400

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	0102	C	SFR/MH	100		A-1	0.00	0.00	11.88	AC		1.00	1.00	1.15	9,000.00	10,350.00	122,958							

REVIEW DATE 05/20/2026 BY JB Total Acres: 11.88 Total Land Value: 122,958 Market: 0 Agricultural: 0 Common: 122,958 PRINTED 11/17/2026 BY SYS