



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG.	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	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
Architectural	01	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	5000 IMPROVED AG		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	30616.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,920	100	
TOTALS	1,920		119,518

MARKET ADJUSTMENTS																								
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND													
1	MANUF	1	100%	-	2002																			
Heated Area: 1920						HX Base Yr 2002																		
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td>05/06/2026</td> <td></td> <td>MLU</td> </tr> </tbody> </table>													BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE				05/06/2026		MLU
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE																			
			05/06/2026		MLU																			

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			119,518
TOTAL MARKET OB/XF VALUE			14,500
TOTAL LAND VALUE - MARKET			99,099
TOTAL MARKET VALUE			146,285
SOH/AGL Deduction			84,708
ASSESSED VALUE			61,577
TOTAL EXEMPTION VALUE	HX HB		36,577
BASE TAXABLE VALUE			25,000
TOTAL JUST VALUE			233,117
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			217,123

PERMIT NUM	DESCRIPTION	AMT	ISSUED
30330	M H	462	07/30/2012

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1005/0956	11/13/2003	WD	Q	V	04	23,700
GRANTOR: BULLARD MGT SERVICES						
GRANTEE: JENNIFER POWERS & R						
0917/0186	4/14/1999	CD	Q	V	01	24,900
GRANTOR: BULLARD MGT SERVICES						
GRANTEE: JENNIFER POWERS						

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0190	FPLC PF	0	100	0	0		1.00	UT 1,200.00	100	2000	2000
2	0080	DECKING	0	100	0	0		1.00	UT 0.00	100	2008	2008
3	0294	SHED WOOD/	0	100	0	0		1.00	UT 0.00	100	2008	2008
4	0296	SHED METAL	0	100	0	0		1.00	UT 0.00	100	2008	2008
5	9945	Well/Sept	0	100	0	0		1.00	UT 7,000.00	100		
6	0252	LEAN-TO W/	0	100	0	0		1.00	UT 0.00	100	2008	2008
7	9947	Septic	0	100	0	0		1.00	UT 3,000.00	100		

TOTAL OB/XF												
14,500												
209 SW SAN TUCKNEE TER, FORT WHITE												

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS= W48 S40 E48 N40\$.												

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	0200	C	MBL HM	100		A-1	0.00	0.00	1.01	AC		1.00	1.00	0.90	11,000.00	9,900.00	9,999								
2	6200	A	PASTURE 3	0			0.00	0.00	9.00	AC		1.00	1.00	0.90	280.00	252.00	2,268								
3	9910	M	MKT.VAL.AG	0			0.00	0.00	9.00	AC		1.00	1.00	0.90	11,000.00	9,900.00	89,100								