COMM NW COR OF SW1/4, RUN E
657.24 FT FOR POB, CONT E
658.77 FT, S 661.19 FT, W

HUTCHINGS NANCY/HUTCHINGS ROBERT
129 SW SAN TUCKNEE TERRACE
FORT WHITE, FL 32038

2027

30-6S-16-04001-102

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 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	05	05
DOR CODE	5000	IMPROVED AG

MAP NUM | MKT AREA 02

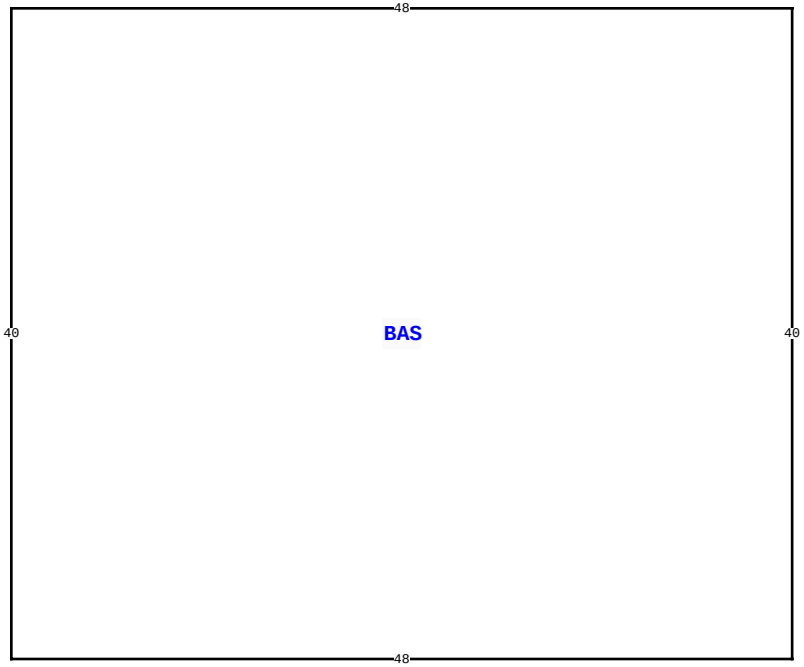
NEIGHBORHOOD/LOC 30616.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,920	100		1,920	115,790
TOTALS	1,920			1,920	115,790

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,920	117.9000	109.65	210,528	1999	1999	0	0	0	45.00	55.00

1 MANUF 1 100% - 2002 Heated Area: 1920 HX Base Yr 2002



BLD DATE | LGL DATE
XF DATE | LAND DATE 05/06/2026 MLU
INC DATE | AG DATE

209 SW SAN TUCKNEE TER, FORT WHITE

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	115,790
TOTAL MARKET OB/XF VALUE	14,500
TOTAL LAND VALUE - MARKET	99,099
TOTAL MARKET VALUE	142,557
SOH/AGL Deduction	79,201
ASSESSED VALUE	63,356
TOTAL EXEMPTION VALUE	HX HB 38,356
BASE TAXABLE VALUE	25,000
TOTAL JUST VALUE	229,389
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	230,636

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						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 S40 E48 N40$.

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	2000	2000	3	100	1,200	
2	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	1,200	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	800	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	1,200	
5	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
6	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	100	
7	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 14,500

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	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							

REVIEW DATE 05/21/2026 BY JB Total Acres: 10.01 Total Land Value: 12,267 Market: 89,100 Agricultural: 2,268 Common: 9,999 PRINTED 11/17/2026 BY SYS