COMM SW COR OF SW1/4, RUN E
657.31 FT FOR POB, RUN N
662.71 FT, E 658.82 FT, S

WILLIAMS GEORGE A/WILLIAMS KAREN A
499 SW SAN TUCKNEE TERACE
FORT WHITE, FL 32038

2027

30-6S-16-04001-114

BUILDING CHARACTERISTICS

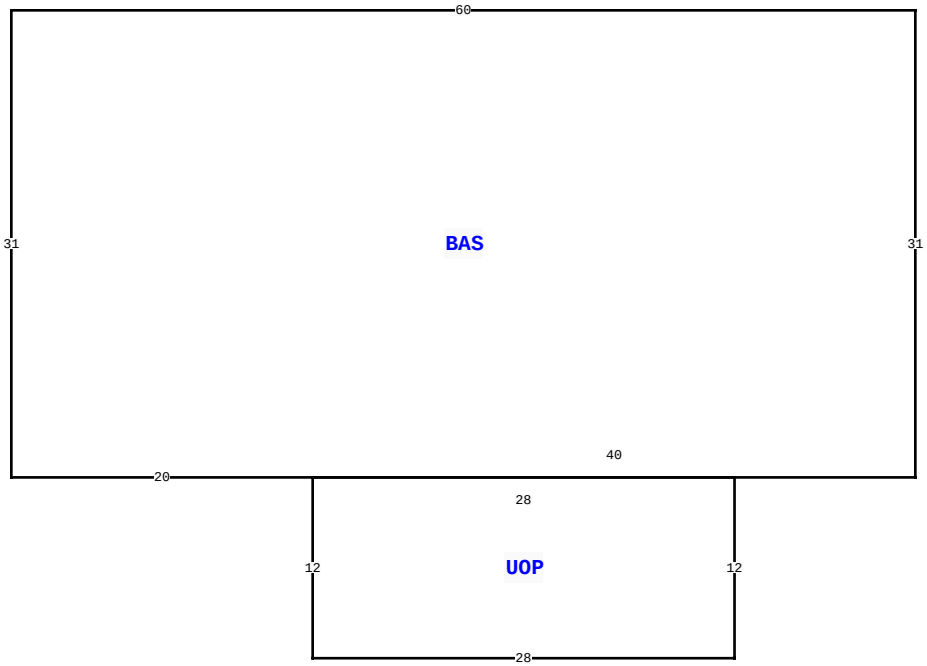
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
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	1,860	100		1,860	88,664
UOP	336	25		84	4,004
TOTALS	2,196			1,944	92,668

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0201	02	1,944	113.9000	105.93	205,928	2005	2005	0	0	10	45.00	45.00

1 MANUF 1 100% - 2006 Heated Area: 1860 HX Base Yr 2006



499 SW SAN TUCKNEE 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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2005	2005	3	100	1,200	
2	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	300	
3	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
4	0020	BARN,FR	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	2,800	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		92,668
TOTAL MARKET OB/XF VALUE		7,300
TOTAL LAND VALUE - MARKET		82,582
TOTAL MARKET VALUE		182,550
SOH/AGL Deduction		83,514
ASSESSED VALUE		99,036
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		47,625
TOTAL JUST VALUE		182,550
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		183,547

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22631	M H	429	12/21/2004
18636	M H	125	08/20/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1060/0971	11/01/2004	WD	Q	I	04	36,400
GRANTOR: BULLARD MANAGEMENT						
GRANTEE: GEORGE A & KAREN A						
1030/2151	10/06/2004	CT	Q	I	01	100
GRANTOR: ELANE M BROCK						
GRANTEE: BULLARD MANAGEMENT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S31 E20 UOP= S12 E28 N12 W28$ E40 N31$.

LAND DESCRIPTION

TOTAL OB/XF 7,300

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			0.00	0.00	10.01	AC		1.00	1.00	0.75	11,000.00	8,250.00	82,582							

REVIEW DATE 05/21/2026 BY JB Total Acres: 10.01 Total Land Value: 82,582 Market: 0 Agricultural: 0 Common: 82,582 PRINTED 11/17/2026 BY SYS