

BEG AT SE COR OF SE1/4 OF NW
 1/4, RUN N 209.54 FT, W 1290.2
 FT TO E R/W OF ROBERTS RD, S

HILLS OF FT WHITE
 HOMEOWNERS ASSOCIATION INC, 248 SW POWDER CT
 LAKE CITY, FL 32038

2026

30-6S-16-04002-099


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																							
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																					
																				VALUATION BY Tax Group: 3 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 1,035 TOTAL MARKET VALUE 1,035 SOH/AGL Deduction 0 ASSESSED VALUE 1,035 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 1,035 TOTAL JUST VALUE 1,035 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 1,035																							
DOR CODE 9400 RIGHTS-OF-WAY																				PERMIT NUM 38945 DESCRIPTION M H AMT 0 ISSUED 11/26/2019																							
MAP NUM																				SALES DATA <table border="1"> <thead> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q U</th> <th>V I</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> </thead> <tbody> <tr> <td>1412/2507</td> <td>5/27/2020</td> <td>WD</td> <td>U</td> <td>V</td> <td>11</td> <td>100</td> </tr> </tbody> </table> GRANTOR: BULLARD MANAGEMENT SE GRANTEE: HILLS OF FT WHITE H 1254/1011 5/06/2013 WD U V 37 12,100 GRANTOR: WESTLEY L & LONNIE H GRANTEE: BULLARD MANAGEMENT										OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	1412/2507	5/27/2020	WD	U	V	11	100
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1412/2507	5/27/2020	WD	U	V	11	100																																					
NEIGHBORHOOD/LOC 30616.010 1.00/																				BUILDING NOTES BUILDING DIMENSIONS																							
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE															<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>06/23/2021</td> <td></td> <td>MLU</td> </tr> </tbody> </table>										BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE				06/23/2021		MLU		
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE																																						
			06/23/2021		MLU																																						
TOTALS																																											
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	Q	% COND	OB/XF MKT VALUE	NOTES																												
																TOTAL OB/XF 0																											
LAND DESCRIPTION										TOTAL OB/XF 0																																	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																			
1	9400	C	RIGHTOFWAY	0		A-1	0.00	0.00	4.14	AC		1.00	1.00	1.00	250.00	250.00	1,035																										
REVIEW DATE 06/23/2021 BY MLU Total Acres: 4.14 Total Land Value: 1,035 Market: 0 Agricultural: 0 Common: 1,035 PRINTED 06/25/2026 BY SYS																																											