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

2027

30-6S-16-04002-099

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9400	RIGHTS-OF-WAY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	30616.010 1.00/		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/23/2021 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
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

PERMIT NUM	DESCRIPTION	AMT	ISSUED
38945	M H	0	11/26/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1412/2507	5/27/2020	WD	U	V	11	100
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						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	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 05/26/2026 BY JB Total Acres: 4.14 Total Land Value: 1,035 Market: 0 Agricultural: 0 Common: 1,035 PRINTED 11/17/2026 BY SYS