

COMM NW COR, RUN E 1111.14 FT TO  
 ABANDONED SCL RR, SE ALONG R/W T  
 WITH W R/W BOB-CAT LANE, RUN S 4

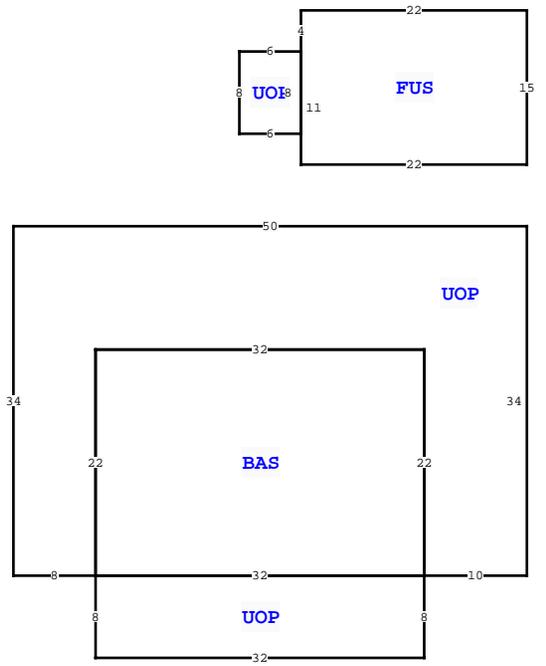
LACOMBE ROBERT/LACOMBE VIVIEN E ALDACOSTA  
 725 SW CHALET TERR  
 FT WHITE, FL 32038

**2026**

30-7S-17-10069-119  


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG.	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	12	HARDWOOD	10
Air Condition	02	WINDOW	100
Heating Type	03	FORCED AIR	100
Bedrooms		1	100
Bathrooms		1	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	30717.020	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	704	100	
FUS	330	100	
UOP	48	20	
UOP	256	20	
UOP	996	20	
TOTALS	2,334		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,294	106.4000	121.30	156,962	2003	2003	0	0	22.00	78.00
2 SINGLE FAM 100% - 1997 Heated Area: 1034 HX Base Yr 1997											



COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3
VALUATION SUMMARY					
VALUATION BY				STANDARD	
Tax Group: 3				Tax Dist:	
BUILDING MARKET VALUE				122,430	
TOTAL MARKET OB/XF VALUE				3,100	
TOTAL LAND VALUE - MARKET				100,100	
TOTAL MARKET VALUE				225,630	
SOH/AGL Deduction				99,581	
ASSESSED VALUE				126,049	
TOTAL EXEMPTION VALUE				HX HB 51,411	
BASE TAXABLE VALUE				74,638	
TOTAL JUST VALUE				225,630	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				199,998	
SALE:1:1: 10.01 AC					
BLDG:1:1: MANA MH					
PERMIT NUM	DESCRIPTION	AMT	ISSUED		
9570	SFR	175	04/05/1995		
SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / V / I /	RSN CD	SALE PRICE
0782/0479	10/27/1993	WD Q	V		26,900
GRANTOR: WALTER WELLBORN					
GRANTEE: LACOMBE-ALDACOSTA					
BUILDING NOTES					
BUILDING DIMENSIONS					
UOP= N34 W50 S34 E8 N22 E32 S22 BAS= N22 W32 S22 E32\$ UOP= W32 S8 E32 N8\$ E10\$ PTR= N40 FUS= N15 W22 S4 UOP= W6 S8 E6 N8\$ S11 E22\$ S40\$.					

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
1	0040	BARN,POLE	0	100	12	20		1.00	UT 0.00	100	0	0	3	100	600	
2	0040	BARN,POLE	0	100	24	49		1.00	UT 0.00	100	1996	1996	3	100	2,500	

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	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0100	C	SFR	100		A-1	0.00	0.00	10.01	AC		1.00	1.00	1.00	10,000.00	10,000.00	100,100							