NE1/4 OF NE1/4 OF NW1/4 (AKA NE1 GOVT LOT 3, EX RD R/W). ALSO SW1 NW1/4.

LESSARD WAYNE B/LESSARD JENNIFER D
957 SW TRULUCK TERR
FORT WHITE, FL 32038

2027

35-7S-16-04348-003

BUILDING CHARACTERISTICS

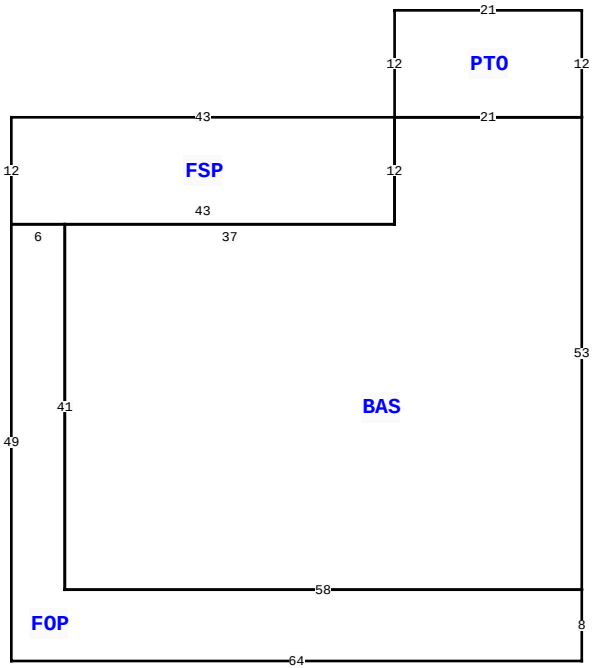
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	06	06
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	35716.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,630	100		2,630	256,158
FOP	758	30		227	22,109
FSP	516	40		206	20,064
PTO	252	5		13	1,266
TOTALS	4,156			3,076	299,598

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,076	113.5155	124.87	384,100	2003	2003	0	0	0	22.00	78.00

1 SINGLE FAM 100% - 2012 Heated Area: 2630 HX Base Yr 2012



957 SW TRULUCK TER, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	09/16/2024 SF

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	2003	2003	3	100	1,200	
2	0280	POOL R/CON	0	100	16	32	512.00	UT	70.00	70.00	100	2003	2003	3	40	14,336	
3	0282	POOL ENCL	0	100	43	30	1,290.00	UT	15.00	15.00	100	2003	2003	3	40	7,740	
4	0031	BARN,MT AE	0	100	40	50	2,000.00	UT	7.50	7.50	100	2003	2003	3	100	15,000	
5	0166	CONC,PAVMT	0	100	4	30	120.00	UT	2.00	2.00	100	2003	2003	3	100	240	
6	0263	PRCH,USP	0	100	12	20	240.00	UT	15.00	15.00	50	2010	2010	3	50	1,800	
7	0060	CARPORT F	0	100	25	24	600.00	UT	3.50	3.50	75	2010	2010	3	75	1,575	
8	0251	LEAN TO W/	0	100	14	50	700.00	UT	3.50	3.50	100	2010	2010	3	100	2,450	
9	0260	PAVEMENT-A	0	100	10	643	6,430.00	UT	1.30	1.30	50	2010	2010	3	50	4,180	

LAND DESCRIPTION

TOTAL OB/XF 48,521

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	0100	C	SFR	100		A-1	0.00	0.00	6.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	54,000							
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	14.00	AC		1.00	1.00	1.00	445.00	445.00	6,230							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	14.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	126,000							

REVIEW DATE 07/14/2015 BY DF Total Acres: 20.00 Total Land Value: 60,230 Market: 126,000 Agricultural: 6,230 Common: 54,000 PRINTED 11/17/2026 BY SYS

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		299,598
TOTAL MARKET OB/XF VALUE		48,521
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		408,349
SOH/AGL Deduction		123,466
ASSESSED VALUE		284,883
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		233,472
TOTAL JUST VALUE		528,119
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		533,566

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043444	Roof Replacement	25,600	01/07/2022
21221	POOL ENCL	55	10/30/2003
20996	POOL	150	08/20/2003
20694	SFR	442	05/13/2003
19937	STORAGE	150	09/06/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1227/1521	12/23/2011	WD	Q	I	01	300,000
GRANTOR: KAREN ELLIOTT						
GRANTEE: WAYNE B & JENNIFER						
1227/1516	12/23/2011	WD	U	V	37	30,000
GRANTOR: KAREN M ELLIOTT						
GRANTEE: WAYNE & JENNIFER LE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= N53 PTO= N12 W21 S12 E21$ W21 FSP= W43 S12 E43 N12$ S12 W37 FOP= W6 S49 E64 N8 W58 N41$ S41 E58$.