LOT 43 PARKER WOODS S/D.
814-1761, WD 1081-2312, WD 1107-

YUNCK RANDALL/YUNCK JOANNE
348 SW LEGREE TER
FT WHITE, FL 32038

2026

36-6S-16-04076-143

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	36616.020 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

348 SW LEGREE TER, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	36,550
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	101,550
SOH/AGL Deduction	6,345
ASSESSED VALUE	95,205
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	95,205
TOTAL JUST VALUE	101,550
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	86,550

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053135	New Residential C	200,000	05/19/2025
000049851	Storage Building	42,431	05/20/2024
000049822	Right-of-Way Acce		05/15/2024
000049569	RV - Recreational		04/16/2024
9697	M H	125	05/09/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1510/1744	3/18/2024	WD	Q	I	01	81,700
GRANTOR: ROBERTSON DALE T						
GRANTEE: YUNCK RANDALL						
1122/2142	6/13/2007	WD	Q	V	01	0
GRANTOR: MOULTON						
GRANTEE: ROBERTSON						

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
1	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
2	0030	BARN,MT	0	0	0	0	1.00	UT	27,750.00	27,750.00	100	2025	2024		100	27,750	
3	0070	CARPORT UF	0	0	0	0	1.00	UT	1,800.00	1,800.00	100	2025	2024		100	1,800	

LAND DESCRIPTION

TOTAL OB/XF 36,550

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	0700	C	MISC RES	0		RSF/MH	0.00	0.00	5.00	AC		1.00	1.00	1.00	13,000.00	13,000.00	65,000							

REVIEW DATE 01/27/2025 BY JB Total Acres: 5.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 06/08/2026 BY SYS