

COMM NW COR OF NW1/4, RUN S 1831
 RUN E 1310.15 FT, S 366.08 FT, W
 366.08 FT TO POB EX 2.50 AC QC 1

TUCKER-KINNEY HELEN R
 196 SW MARINE GLN
 FORT WHITE, FL 32038

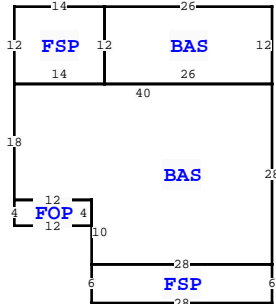
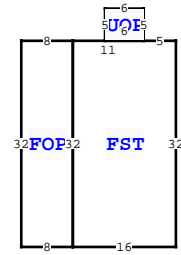
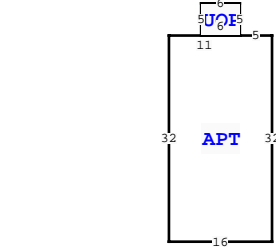
2026

36-7S-16-04351-104



ELEMENT		CD	CONSTRUCTION		
Exterior Wall	32		HARDIE BRD	100	
Roof Structur	03		GABLE/HIP	100	
Roof Cover	14		PREFIN MT	100	
Interior Wall	05		DRYWALL	100	
Interior Floor	11		CLAY TILE	90	
Interior Floor	12		HARDWOOD	10	
Air Condition	03		CENTRAL	100	
Heating Type	04		AIR DUCTED	100	
Bedrooms			2	100	
Bathrooms			2	100	
Frame	03		MASONRY	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	36716.00		1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	512	100		512	60,264
BAS	312	100		312	36,723
BAS	1,000	100		1,000	117,702
FOP	48	30		14	1,648
FOP	256	30		77	9,063
FSP	168	40		67	7,886
FSP	168	40		67	7,886
FST	512	55		282	33,192
UOP	30	20		6	706
UOP	30	20		6	706
TOTALS	3,036			2,343	275,777

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,343	126.6160	141.81	332,261	2008	2008	0	0	17.00	83.00	
1 SINGLE FAM			100% - 2016	Heated Area: 1824			HX Base Yr 2016					



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

196 SW MARINE GLN, FORT WHITE

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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2010	2010	3	100	2,000	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	400	
3	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	400	
4	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2026	2025		95	5,700	

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		275,777	
TOTAL MARKET OB/XF VALUE		8,500	
TOTAL LAND VALUE - MARKET		86,700	
TOTAL MARKET VALUE		370,977	
SOH/AGL Deduction		151,856	
ASSESSED VALUE		219,121	
TOTAL EXEMPTION VALUE	HX HB WX SX	106,411	
BASE TAXABLE VALUE		112,710	
TOTAL JUST VALUE		370,977	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		350,537	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051087	Generator	0	10/15/2024
30890	GARAGE	384	04/01/2013
29172	ADDN SFR	200	02/10/2011
26454	SFR	337	11/27/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1474/1653	8/22/2022	LE	U	I	14	100

GRANTOR: TUCKER-KINNEY HELEN (

GRANTEE: TUCKER CORBIN B (RM

1226/0500	11/07/2011	QC	U	I	11	100
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GRANTOR: MARY S LEWIS & HELEN

GRANTEE: MARY S LEWIS, HELEN

BUILDING NOTES	

BUILDING DIMENSIONS

BAS= W40 S18 FOP= S4 E12 N4 W12\$ E12 S10 FSP= S6 E28 N6 W28\$ E28 N28\$ BAS= N12 W26 FSP= W14 S12 E14 N12\$ S12 E26\$ PTR= E30 FOP= E8 FST= E16 N32 W5 UOP= N5 W6 S5 E6\$ W11 S32\$ N32 W8 S32\$ W30\$ PTR= N30 APT= N32 W5 UOP= N5 W6 S5 E6\$ W11 S32 E16\$ S30\$.

LAND DESCRIPTION																	TOTAL OB/XF					8,500		
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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		00	0.00	0.00	8.50	AC		1.00	1.00	0.85	12,000.00	10,200.00	86,700							