

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

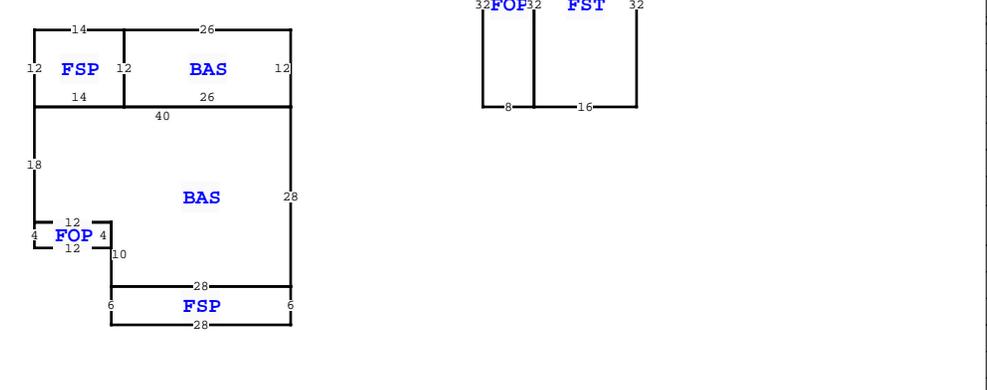
2026

36-7S-16-04351-104



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floo	11	CLAY TILE	90
Interior Floo	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

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	144.34	338,189	2008	2008	0	0	0	17.00	83.00		
1 SINGLE FAM			100% - 2016	Heated Area: 1824				HX Base Yr 2016						



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	512	100		512	61,339
BAS	312	100		312	37,378
BAS	1,000	100		1,000	119,802
FOP	48	30		14	1,677
FOP	256	30		77	9,225
FSP	168	40		67	8,027
FSP	168	40		67	8,027
FST	512	55		282	33,784
UOP	30	20		6	719
UOP	30	20		6	719
TOTALS	3,036			2,343	280,697

EXTRA FEATURES
 196 SW MARINE GLN, FORT WHITE

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

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	

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSVR
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							

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		280,697	
TOTAL MARKET OB/XF VALUE		8,500	
TOTAL LAND VALUE - MARKET		86,700	
TOTAL MARKET VALUE		375,897	
SOH/AGL Deduction		156,776	
ASSESSED VALUE		219,121	
TOTAL EXEMPTION VALUE		106,411	
BASE TAXABLE VALUE		112,710	
TOTAL JUST VALUE		375,897	
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
 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\$.