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

2027

36-7S-16-04351-104

BUILDING CHARACTERISTICS

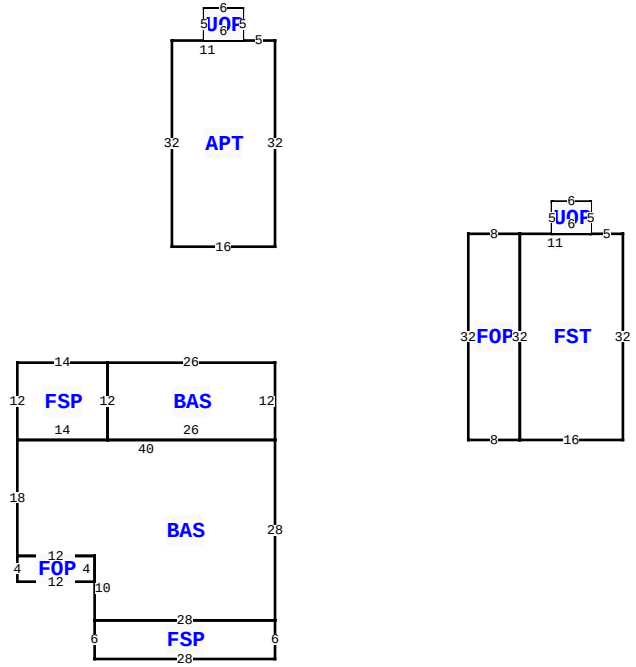
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 90
Interior Floo	12	HARDWOOD 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
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	59,188
BAS	312	100		312	36,068
BAS	1,000	100		1,000	115,602
FOP	48	30		14	1,619
FOP	256	30		77	8,902
FSP	168	40		67	7,746
FSP	168	40		67	7,746
FST	512	55		282	32,600
UOP	30	20		6	694
UOP	30	20		6	694
TOTALS	3,036			2,343	270,856

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	139.28	326,333	2008	2008	0	0	0	17.00	83.00

1 SINGLE FAM 100% - 2016 Heated Area: 1824 HX Base Yr 2016



196 SW MARINE GLN, FORT WHITE

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

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	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

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		270,856
TOTAL MARKET OB/XF VALUE		8,500
TOTAL LAND VALUE - MARKET		86,700
TOTAL MARKET VALUE		366,056
SOH/AGL Deduction		140,361
ASSESSED VALUE		225,695
TOTAL EXEMPTION VALUE	HX HB WX SX	106,411
BASE TAXABLE VALUE		119,284
TOTAL JUST VALUE		366,056
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		370,977

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$.

LAND DESCRIPTION

TOTAL OB/XF 8,500

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		00	0.00	0.00	8.50	AC		1.00	1.00	0.85	12,000.00	10,200.00	86,700							

REVIEW DATE 03/06/2026 BY robin Total Acres: 8.50 Total Land Value: 86,700 Market: 0 Agricultural: 0 Common: 86,700 PRINTED 11/17/2026 BY SYS