COMM AT NW COR OF NW1/4, RUN S 1
POB, CONT S 336.08 FT, E 324.10
W 324.10 FT TO POB.

TUCKER CORBIN B/TUCKER JENNIFER M
140 SW MARINE GLN
FT WHITE, FL 32038

**2027**

**36-7S-16-04351-105**

## BUILDING CHARACTERISTICS

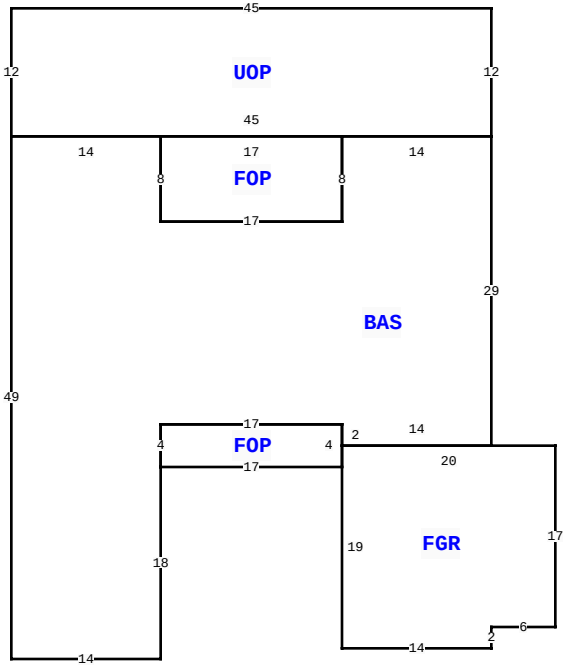
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 32 | HARDIE BRD 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 08 | SHT VINYL 80 |
| Interior Floo | 15 | HARDTILE 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Architectual | 05 | CONV 100 |
| Units | | 0 100 |
| Quality | 07 | 07 |
| 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 |
|---|---|---|---|---|---|
| BAS | 1,415 | 100 | | 1,415 | 187,758 |
| FGR | 368 | 55 | | 202 | 26,803 |
| FOP | 68 | 30 | | 20 | 2,654 |
| FOP | 136 | 30 | | 41 | 5,440 |
| UOP | 540 | 20 | | 108 | 14,331 |
| TOTALS | 2,527 | | | 1,786 | 236,987 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,786 | 131.1200 | 144.23 | 257,595 | 2017 | 2017 | 0 | 0 | 0 | 8.00 | 92.00 |

1 SINGLE FAM 100% - 2018 Heated Area: 1415 HX Base Yr 2018




140 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 | 0190 | FPLC PF | 0 | 100 | 0 | 0 | 1.00 | UT | 1,200.00 | 1,200.00 | 100 | 2017 | 2017 | 3 | 100 | 1,200 | |
| 2 | 0104 | GENERATOR | 0 | 100 | 0 | 0 | 1.00 | UT | 6,000.00 | 6,000.00 | 100 | 2023 | 2022 | | 80 | 4,800 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 236,987 |
| TOTAL MARKET OB/XF VALUE | | 6,000 |
| TOTAL LAND VALUE - MARKET | | 40,000 |
| TOTAL MARKET VALUE | | 282,987 |
| SOH/AGL Deduction | | 89,062 |
| ASSESSED VALUE | | 193,925 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 142,514 |
| TOTAL JUST VALUE | | 282,987 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 287,292 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000044442 | Electrical Servic | 0 | 05/16/2022 |
| 35407 | SFR | 694 | 06/06/2017 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1577/746 | 9/10/2026 | LE | U | I | 14 | 0 |
| GRANTOR: TUCKER CORBIN BRADFOR | | | | | | |
| GRANTEE: TUCKER CORBIN BRADF | | | | | | |
| 1335/1887 | 4/27/2017 | QC | U | V | 11 | 100 |
| GRANTOR: CORBIN B TUCKER & CAR | | | | | | |
| GRANTEE: CORBIN B & JENNIFER | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= N29 UOP= N12 W45 S12 E45$ W14 FOP= W17 S8 E17 N8$ S8 W17 N8 W14 S49 E14 N18 FOP= E17 N4 W17 S4$ N4 E17 S2 FGR= S19 E14 N2 E6 N17 W20$ E14$.

## LAND DESCRIPTION

TOTAL OB/XF 6,000

| 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 | 2.50 | AC | | 1.00 | 1.00 | 1.00 | 16,000.00 | 16,000.00 | 40,000 | | | | | | | |

REVIEW DATE 06/13/2022 BY JB Total Acres: 2.50 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 11/17/2026 BY SYS