N1/2 OF NW1/4 OF SW1/4 OF SE1/4
OF SW1/4 OF SE1/4. (AKA LOTS 5 &
ICHETUCKNEE WILDERNESS S/D UNR.

SINCLAIR JOHN A/SINCLAIR JOAN L
526 SW QUARTER LN
FORT WHITE, FL 32038

2023

06-6S-16-03784-114

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

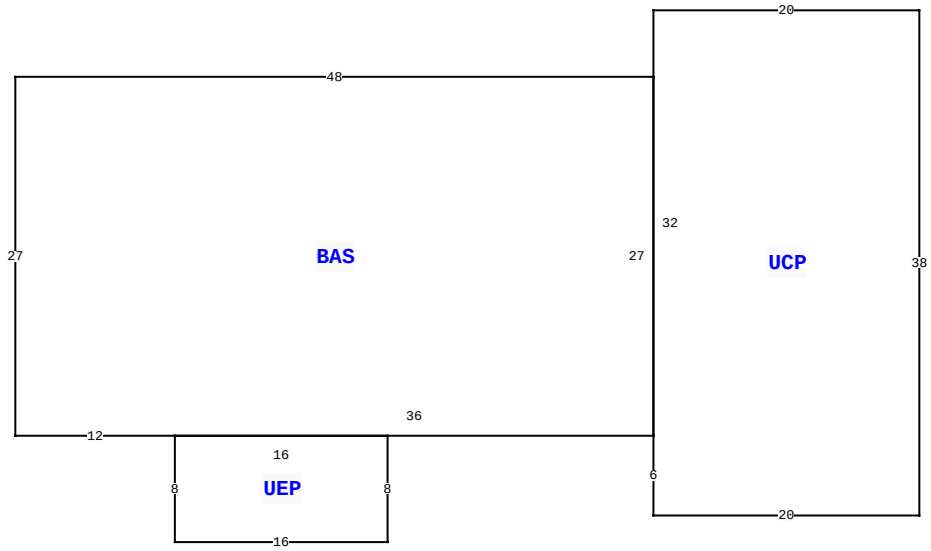
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	6616.0100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100	1,296	26,740
UCP	760	20	152	3,136
UEP	128	70	90	1,857
TOTALS	2,184		1,538	31,733

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,538	117.9000	58.95	90,665	1996	1996	0	0	0	65.00	35.00

1 MOBILE HME – 100% - 2000 Heated Area: 1296 HX Base Yr 2000



409 SW QUARTER LN, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/01/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		31,733
TOTAL MARKET OB/XF VALUE		16,134
TOTAL LAND VALUE - MARKET		75,675
TOTAL MARKET VALUE		123,542
SOH/AGL Deduction		40,201
ASSESSED VALUE		83,341
TOTAL EXEMPTION VALUE	98 HX HB	83,341
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		123,542
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
10707	PUMP/UTPOL	30	02/02/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0887/1718	8/01/1999	WD	Q	V		15,500
GRANTOR: L DICKS						
GRANTEE: SINCLAIR'S						
0786/0468	2/08/1994	WD	U	V	12	0
GRANTOR: ANDREWS J DICKS						
GRANTEE: LENVIL H DICKS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 S27 E12 UEP= S8 E16 N8 W16$ E36 UCP= S6 E20 N38 W20 S32$ N27$.

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	1999	1999	3	100	1,200	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1999	1999	3	100	1,134	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	800	
4	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
5	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	400	
6	0294	SHED WOOD/	0	100	20	20	400.00	UT	14.00	14.00	100	2008	2008	3	100	5,600	

LAND DESCRIPTION

TOTAL OB/XF 16,134

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	0200	C	MBL HM	100		A-1	0.00	0.00	5.05	AC		1.00	1.00	1.00	7,500.00	7,500.00	37,875							
2	0000	C	VAC RES	100		A-1	0.00	0.00	5.04	AC		1.00	1.00	1.00	7,500.00	7,500.00	37,800							

REVIEW DATE 05/20/2015 BY TW Total Acres: 10.09 Total Land Value: 75,675 Market: 0 Agricultural: 0 Common: 75,675 PRINTED 09/20/2023 BY SYS