

COLUMBIA COUNTY

Property Appraiser

Parcel 36-7S-16-04351-104

Owners

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

Parcel Summary

Location	196 SW MARINE GLN
Use Code	0100: SINGLE FAMILY
Tax District	3: COUNTY
Section	36
Township	7S
Range	16
Acreage	8.5000
Subdivision	DIST 3
Exemptions	01: HOMESTEAD (196.031a&b) (100%)

Legal Description

COMM NW COR OF NW1/4, RUN S 1831.04 FT FOR POB, RUN E 1310.15 FT, S 366.08 FT, W 1310.05 FT, N 366.08 FT TO POB EX 2.50 AC QC 1077-006. (AKA PART LOT 4).

794-792, WD 1035-2354, WD 1035-2357,
QC 1223-1819, QC 1226-500, DC 1296-2684,
DC 1471-1794, WD 1474-1653,

Working Values

	2025
Total Building	\$264,777
Total Extra Features	\$2,800
Total Market Land	\$65,025



	2025
Total Ag Land	\$0
Total Market	\$332,602
Total Assessed	\$208,012
Total Exempt	\$105,000
Total Taxable	\$103,012
SOH Diff	\$124,590

Value History

	2023	2022	2021	2020	2019	2018
Total Building	\$244,921	\$214,217	\$181,339	\$167,670	\$156,307	\$144,649
Total Extra Features	\$2,800	\$2,800	\$2,800	\$2,800	\$2,800	\$2,800
Total Market Land	\$54,188	\$43,350	\$32,512	\$32,236	\$32,236	\$32,236
Total Ag Land	\$0	\$0	\$0	\$0	\$0	\$0
Total Market	\$301,909	\$260,367	\$216,651	\$202,706	\$191,343	\$179,685
Total Assessed	\$196,071	\$190,360	\$184,816	\$182,264	\$178,166	\$174,844
Total Exempt	\$105,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000
Total Taxable	\$91,071	\$140,360	\$134,816	\$132,264	\$128,166	\$124,844
SOH Diff	\$105,838	\$70,007	\$31,835	\$20,442	\$13,177	\$4,841

Document/Transfer/Sales History

Instrument / Official Record	Date	QU	Reason	Type	V/I	Sale Price	Ownership
LE 1474/1653	2022-08-22	U	14	LIFE ESTATE DEED	Improved	\$100	Grantor: TUCKER-KINNEY HELEN (ENH LE) Grantee: TUCKER CORBIN B (RMDR)
QC 1226/0500	2011-11-07	U	11	QUIT CLAIM DEED	Improved	\$100	Grantor: MARY S LEWIS & HELEN R TUCKER-KINNEY Grantee: MARY S LEWIS, HELEN T-KINNEY & TIMOTHY KINNEY
QC 1223/1819	2011-09-16	U	11	QUIT CLAIM DEED	Improved	\$100	Grantor: MARY S LEWIS & CAROL L PAYNE Grantee: MARY S LEWIS & HELEN R TUCKER-KINNEY
WD 1035/2357	2004-12-28	Q		WARRANTY DEED	Vacant	\$66,100	Grantor: COCHRAN Grantee: MARY S LEWIS & CAROL L PAYNE (JTWRS)

Instrument / Official Record	Date	QU	Reason	Type	V/I	Sale Price	Ownership
WD 0794/0792	1994-08-10	Q		WARRANTY DEED	Vacant	\$22,200	Grantor: JOHN E & DONNA K FRANKENHAUSER Grantee: DOUGLAS W COCKRAN

Buildings

Building # 1, Section # 1, 165786, SFR

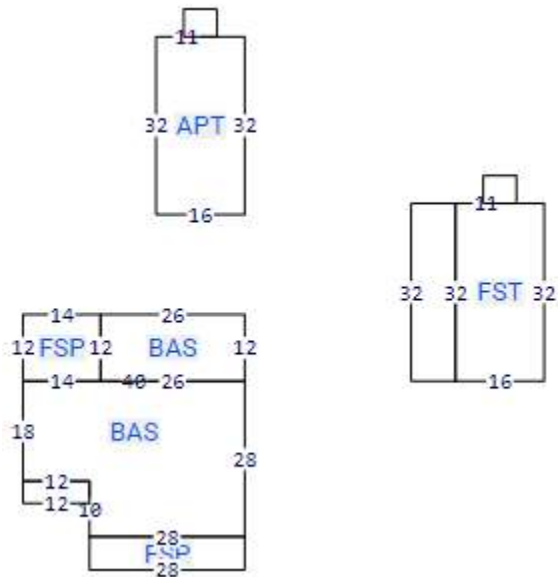
Type	Model	Heated Sq Ft	Repl Cost New	YrBlt	WAY	Other % Dpr	Normal % Dpr	% Cond	Value
0100	01	1824	\$311,502	2008	2008	0.00%	15.00%	85.00%	\$264,777

Structural Elements

Type	Description	Code	Details
EW	Exterior Wall	32	HARDIE BRD
RS	Roof Structure	03	GABLE/HIP
RC	Roof Cover	14	PREFIN MT
IW	Interior Wall	05	DRYWALL
IF	Interior Flooring	11	CLAY TILE
IF	Interior Flooring	12	HARDWOOD
AC	Air Conditioning	03	CENTRAL
HT	Heating Type	04	AIR DUCTED
BDR	Bedrooms	2.00	
BTH	Bathrooms	2.00	
FR	Frame	03	MASONRY
STR	Stories	1.	1.
AR	Architectual Type	05	CONV
UT	Units	0.00	
COND	Condition Adjustment	03	03
KTCH	Kitchen Adjustment	01	01

Subareas

Type	Gross Area	Percent of Base	Adjusted Area
APT	512	100%	512
BAS	312	100%	312
BAS	1,000	100%	1,000
FOP	48	30%	14
FOP	256	30%	77
FSP	168	40%	67
FSP	168	40%	67
FST	512	55%	282
UOP	30	20%	6
UOP	30	20%	6



Extra Features

Code	Description	Length	Width	Units	Unit Price	AYB	% Good Condition	Final Value	Notes
0180	FPLC 1STRY			1.00	\$2,000	2010	100%	\$2,000	
0294	SHED WOOD/VINYL			1.00	\$0	2010	100%	\$400	
0070	CARPORT UF			1.00	\$0	2015	100%	\$400	

Land Lines

Code	Description	Zone	Front	Depth	Units	Rate/Unit	Acreage	Total Adj	Value	Notes
0100	SFR	00	.00	.00	8.50	\$9,000.00/AC	8.50	0.85	\$65,025	

Personal Property

None

Permits

Date	Permit	Type	Status	Description
May 3, 2013	30890	GARAGE	COMPLETED	GARAGE
Mar 1, 2011	29172	ADDN SFR	COMPLETED	ADDN SFR
Jan 25, 2008	26454	SFR	COMPLETED	SFR

TRIM Notices

2022
2023

Disclaimer

All parcel data on this page is for use by the Columbia County Assessor for assessment purposes only. The summary data on this page may not be a complete representation of the parcel or of the improvements thereon. Building information, including unit counts and number of permitted units, should be verified with the appropriate building and planning agencies. Zoning information should be verified with the appropriate planning agency. All parcels are reappraised each year. This is a true and accurate copy of the records of the Columbia County Assessor's Office as of October 14, 2024.