

PHILLIPS SAURAHNEE ANN
227 SW FORSYTHE AVE
FORT WHITE, FL 32038

00-00-00-14461-001

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall32HARDIE BRD 100

Roof Structur08IRREGULAR 100

Roof Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floo13LAM/VNLPLK 90

Interior Floo15HARDTILE 10

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms3 100

Bathrooms2 100

Frame02WOOD FRAME 100

Stories1. 1. 100

Architectual05CONV 100

Units0 100

Condition Adj0303 100

Kitchen Adjus0101 100

Quality0505

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA02

NEIGHBORHOOD/LOC16.001.00/

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

YEAR

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

1,449

100

1,449

155,438

FGR

514

55

283

30,358

FOP

132

30

40

4,291

FOP

168

30

50

5,364

TOTALS

2,263

1,822

195,450

EXTRA FEATURES

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

0166

CONC, PAVMT

0 100

0

0

939.00

UT

2.50

2.50

100

2006

2006

3

100

2,348

LAND DESCRIPTION

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPHT 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

21,780.00

SF

1.00

1.00

1.00

0.80

0.80

17,424

REVIEW DATE

09/09/2022

BY

ME

Total Acres:

0.50

Total Land Value:

17,424

Market:

0

Agricultural:

0

Common:

17,424

PRINTED 08/22/2025 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYECONFNCTNORM% CONDTOTAL

0100

01

1,822

116.8000

130.82

238,354

2006

2006

0

0

0

18.00

82.00

1 SINGLE FAM 100% - 2024Heated Area: 1449HX Base Yr 2024

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE195,450

TOTAL MARKET OB/XF VALUE2,348

TOTAL LAND VALUE - MARKET17,424

TOTAL MARKET VALUE215,222

SOH/AGL Deduction4,034

ASSESSED VALUE211,188

TOTAL EXEMPTION VALUEHX HB50,722

BASE TAXABLE VALUE160,466

TOTAL JUST VALUE215,222

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE205,236

SALES DATA

OFF RECORD Number

DATE

TYPE INST

QUANTITY

VOLUME

RSN CD

SALE PRICE

1467/2262

5/26/2022

WD Q

I

01

230,000

GRANTOR: PRIZAMENT ELI

GRANTEE: PHILLIPS SAURAHNEE

1072/0724

1/27/2006

WD Q

V

24,000

GRANTOR: JOANNE(9/10 INT)&MELL

GRANTEE: ELI PRIZAMENT

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W21 S19 FGR= S22 E22 N25 W10 S3 W12\$ E12 N3 E10 S13 FOP= S4 E33 N4 W33\$ E33 N37 W13 FOP= W21 S8 E21 N8\$ S8 W21\$.