COMM SW COR OF SE1/4 OF NW1/4,
RUN E 600.10 FT, N 82.51 FT, E
722.99 FT, N 603.22 FT FOR POB

LADD DAVID/LADD DIANNE
372 SW SUNSHINE CT
FORT WHITE, FL 32038

2025

06-7S-16-04143-007

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	12	HARDWOOD 100
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
Quality	05	05

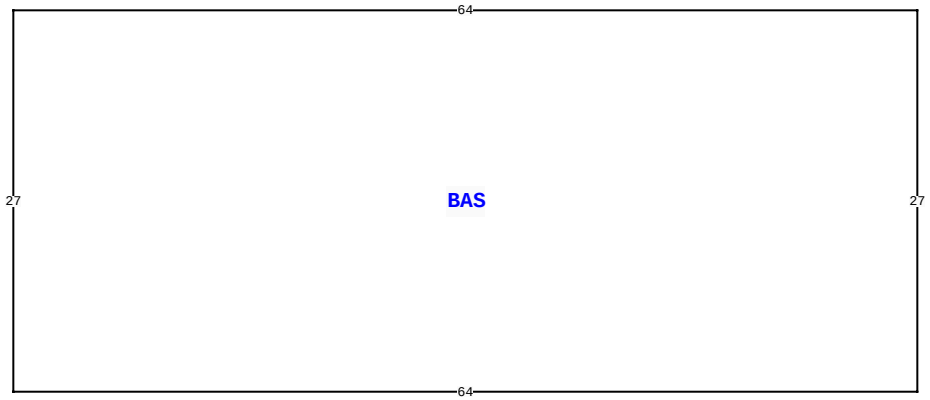
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	6716.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,728	100		1,728	108,099
TOTALS	1,728			1,728	108,099

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,728	121.0000	113.74	196,543	1994	2005	0	0	0	45.00	55.00

1 MANUF 1 100% - 2019 Heated Area: 1728 HX Base Yr 2019



372 SW SUNSHINE CT, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		108,099
TOTAL MARKET OB/XF VALUE		20,475
TOTAL LAND VALUE - MARKET		113,760
TOTAL MARKET VALUE		242,334
SOH/AGL Deduction		108,385
ASSESSED VALUE		133,949
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		83,227
TOTAL JUST VALUE		242,334
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		234,284

PERMIT NUM	DESCRIPTION	AMT	ISSUED
26265	M H	303	09/24/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1368/1194	9/07/2018	WD	Q	I	01	147,500
GRANTOR: GAYLE B & LOIS J CRIS						
GRANTEE: PHILLIP & ROSMOND L						
1280/0464	8/21/2014	WD	Q	I	01	80,000
GRANTOR: CODY R BARRS						
GRANTEE: GAYLE B & LOIS J CR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W64 S27 E64 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	0210	GARAGE U	0	100	30	20	600.00	UT	16.00	16.00	100	2018	2018	3	100	9,600	
2	0166	CONC,PAVMT	0	100	0	0	1,500.00	UT	2.25	2.25	100	2018	2018	3	100	3,375	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 20,475

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		00	0.00	0.00	12.64	AC		1.00	1.00	1.00	9,000.00	9,000.00	113,760							

REVIEW DATE 06/24/2015 BY TW Total Acres: 12.64 Total Land Value: 113,760 Market: 0 Agricultural: 0 Common: 113,760 PRINTED 08/19/2025 BY SYS