COMM NW COR OF NE1/4, RUN S
661.74 FOR POB, CONT S 654.72
FT, E 668.85 FT, N 654.71 FT,

SZTURMAY ANNA
233 SW GOLDENROD GLN
FORT WHITE, FL 32038

**2026**

**12-6S-16-03816-302**

## COLUMBIA COUNTY PROPERTY



### BUILDING CHARACTERISTICS

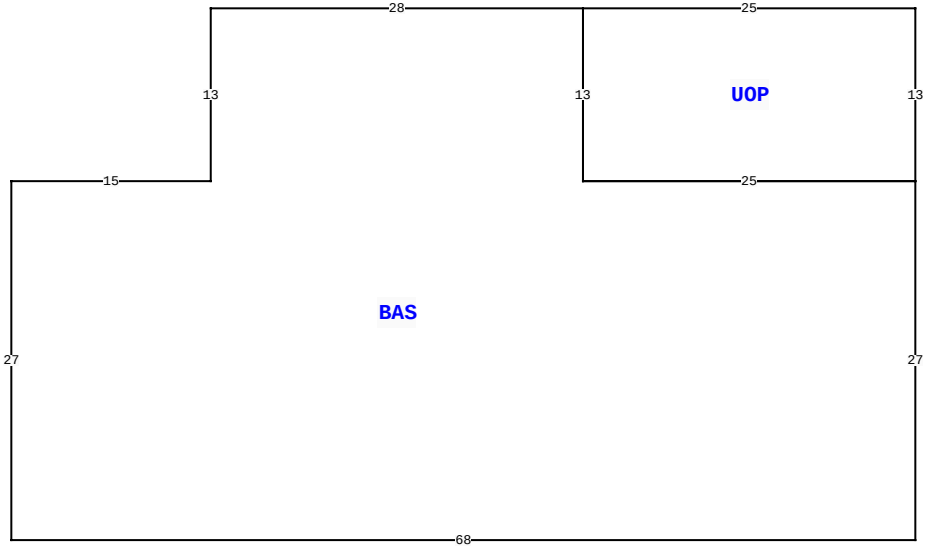
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 14 | PREFIN MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 3 100 |
| 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 | 5000 | IMPROVED AG |
| MAP NUM | | MKT AREA 02 |
| NEIGHBORHOOD/LOC | 12616.010 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 2,200 | 100 | | 2,200 | 134,104 |
| UOP | 325 | 25 | | 81 | 4,937 |
| TOTALS | 2,525 | | | 2,281 | 139,042 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0201 | 02 | 2,281 | 117.9000 | 110.83 | 252,803 | 2002 | 2002 | 0 | 0 | 0 | 45.00 | 55.00 |

1 MANUF 1 100% - 2013 Heated Area: 2200 HX Base Yr 2013




233 SW GOLDENROD GLN, FORT WHITE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/07/2025 MLU |
| INC DATE | | AG DATE | 01/31/2023 SPF |

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 139,042 |
| TOTAL MARKET OB/XF VALUE | | 11,075 |
| TOTAL LAND VALUE - MARKET | | 95,665 |
| TOTAL MARKET VALUE | | 217,477 |
| SOH/AGL Deduction | | 108,945 |
| ASSESSED VALUE | | 108,532 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 57,810 |
| TOTAL JUST VALUE | | 245,782 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 245,782 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 19417 | M H | 125 | 04/11/2002 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1213/1646 | 4/22/2011 | WD | Q | I | 01 | 72,000 |
| GRANTOR: STANLEY E WALKER & VI | | | | | | |
| GRANTEE: ANNA SZTURMAY | | | | | | |
| 0884/1817 | 6/15/1999 | WD | Q | V | | 24,000 |
| GRANTOR: COLUMBIA PLANTATION | | | | | | |
| GRANTEE: WALKER'S | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS= W25 N13 W28 S13 W15 S27 E68 N27$ UOP= N13 W25 S13 E25$.

### 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 | 0294 | SHED WOOD/ | 0 | 100 | 20 | 25 | 500.00 | UT | 7.50 | 7.50 | 50 | 2002 | 2002 | 3 | 50 | 1,875 | |
| 2 | 0190 | FPLC PF | 0 | 100 | 0 | 0 | 1.00 | UT | 1,200.00 | 1,200.00 | 100 | 2010 | 2010 | 3 | 100 | 1,200 | |
| 3 | 0080 | DECKING | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2010 | 2010 | 3 | 100 | 1,000 | |
| 4 | 9945 | Well/Sept | 0 | 100 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | | | 3 | 100 | 7,000 | |

### LAND DESCRIPTION

TOTAL OB/XF 11,075

| 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 | 2.00 | AC | | 1.00 | 1.00 | 1.00 | 9,500.00 | 9,500.00 | 19,000 | | | | | | | |
| 2 | 0000 | C | VAC RES | 100 | | A-1 | 0.00 | 0.00 | 5.00 | AC | | 1.00 | 1.00 | 1.00 | 9,500.00 | 9,500.00 | 47,500 | | | | | | | |
| 3 | 6200 | A | PASTURE 3 | 0 | | | 0.00 | 0.00 | 3.07 | AC | | 1.00 | 1.00 | 1.00 | 280.00 | 280.00 | 860 | | | | | | | |
| 4 | 9910 | M | MKT.VAL.AG | 0 | | A-1 | 0.00 | 0.00 | 3.07 | AC | | 1.00 | 1.00 | 1.00 | 9,500.00 | 9,500.00 | 29,165 | | | | | | | |

REVIEW DATE 01/31/2023 BY SPF Total Acres: 10.07 Total Land Value: 67,360 Market: 29,165 Agricultural: 860 Common: 66,500 PRINTED 11/07/2025 BY SYS