COMM SE COR OF SE1/4 OF SW1/4, W 383.45 FT FOR POB, CONT N 383.11 FT, N 20 FT, W 540 FT, S 393.43

MENENDEZ TRUST DATED NOVEMBER 22, 2024
279 SW SULLIVAN LN
FORT WHITE, FL 32038

2026

13-7S-16-04203-005

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

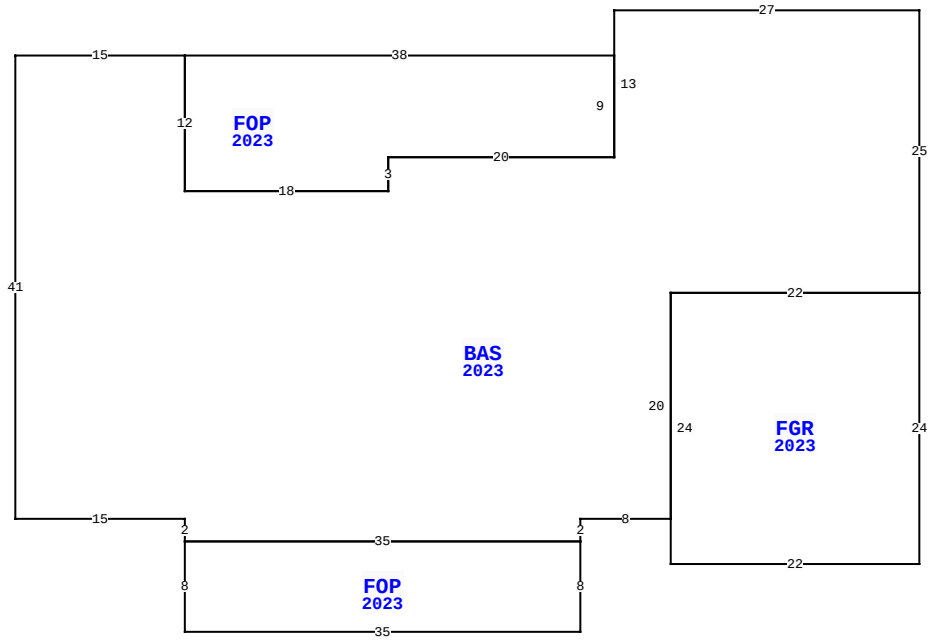
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	13716.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,622	100	2023	2,622	346,479
FGR	528	55	2023	290	38,322
FOP	280	30	2023	84	11,100
FOP	396	30	2023	119	15,725
TOTALS	3,826			3,115	411,625

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,115	121.6380	136.23	424,356	2022	2022	0	0	0	3.00	97.00

1 SINGLE FAM 100% - 2024 Heated Area: 2622 HX Base Yr 2024



279 SW SULLIVAN LN, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/14/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		411,625
TOTAL MARKET OB/XF VALUE		9,400
TOTAL LAND VALUE - MARKET		67,600
TOTAL MARKET VALUE		488,625
SOH/AGL Deduction		0
ASSESSED VALUE		488,625
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		437,903
TOTAL JUST VALUE		488,625
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		492,869

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042427	New Residential C	384,000	07/28/2021
18609	M H	125	08/15/2001
18488	PUMP/UTPOL	30	07/09/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1528/356	11/22/2024	QC	U	I	11	100
GRANTOR: MENENDEZ THOMAS E						
GRANTEE: MENENDEZ TRUST						
1422/1530	10/05/2020	QC	U	V	11	0
GRANTOR: THOMAD E MENENDEZ						
GRANTEE: THOMAS E MENENDEZ &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=90,10] W27 S13 W20 S3 W18 N12 W15 S41 E15 S2 E35 N2 E8 N20 E22 N25 $
FOP=[YR=2023;ORIG=63,14] W38 S12 E18 N3 E20 N9 $
FOP=[YR=2023;ORIG=25,57] E35 S8 W35 N8 $
FGR=[YR=2023;ORIG=68,35] E22 S24 W22 N24 $
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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	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2023	2022		100	1,200	
3	0166	CONC,PAVMT	0	100	0	0	400.00	UT	3.00	3.00	100	2023	2022		100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 9,400

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	0100	C	SFR	100		A-1	0.00	0.00	6.76	AC		1.00	1.00	1.00	10,000.00	10,000.00	67,600							

REVIEW DATE 12/28/2022 BY HC Total Acres: 6.76 Total Land Value: 67,600 Market: 0 Agricultural: 0 Common: 67,600 PRINTED 11/19/2025 BY SYS