AKA LOT 3 OF AN UNREC SURVEY: BE SW1/4 OF SW1/4, W 554.70 FT, N 3 554.70 FT, S 393.59 FT TO POB.

PURVIS RONNIE/PURVIS KATHERINE A
354 SW SULLIVAN LN
FORT WHITE, FL 32038

**2026**

**13-7S-16-04203-014**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

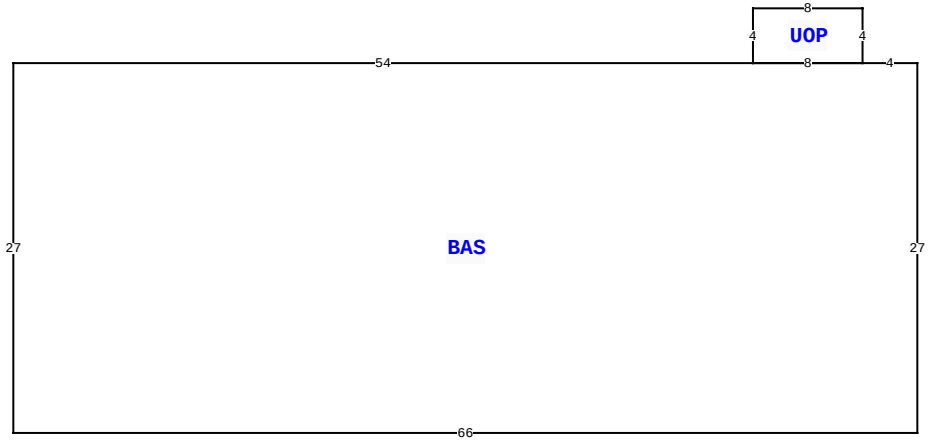
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| 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 | 0200 | MOBILE HOME |
| 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 | 1,782 | 100 | | 1,782 | 104,939 |
| UOP | 32 | 25 | | 8 | 471 |
| TOTALS | 1,814 | | | 1,790 | 105,410 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0201 | 02 | 1,790 | 113.9000 | 107.07 | 191,655 | 2002 | 2002 | 0 | 0 | 0 | 45.00 | 55.00 |

1 MANUF 1 100% - 2007 Heated Area: 1782 HX Base Yr 2007




354 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 | | 105,410 |
| TOTAL MARKET OB/XF VALUE | | 16,850 |
| TOTAL LAND VALUE - MARKET | | 50,100 |
| TOTAL MARKET VALUE | | 172,360 |
| SOH/AGL Deduction | | 74,298 |
| ASSESSED VALUE | | 98,062 |
| TOTAL EXEMPTION VALUE | HX HB SX | 98,062 |
| BASE TAXABLE VALUE | | 0 |
| TOTAL JUST VALUE | | 172,360 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 172,360 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1049/2569 | 5/26/2005 | WD | Q | I | | 115,000 |
| GRANTOR: DELAHOY | | | | | | |
| GRANTEE: MORALES | | | | | | |
| 1077/0543 | 2/17/2005 | WD | Q | I | | 139,500 |
| GRANTOR: MORALES | | | | | | |
| GRANTEE: RONNIE & KATHERINE | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W54 S27 E66 N27 W4 UOP= N4 W8 S4 E8$ W8$.

## 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 | 0040 | BARN,POLE | 0 | 100 | 20 | 24 | 480.00 | UT | 2.50 | 2.50 | 100 | 2002 | 2002 | 3 | 100 | 1,200 | |
| 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 | 9945 | Well/Sept | 0 | 100 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | | | 3 | 100 | 7,000 | |
| 4 | 0252 | LEAN-TO W/ | 0 | 100 | 12 | 50 | 600.00 | UT | 1.50 | 1.50 | 100 | 2010 | 2010 | 3 | 100 | 900 | |
| 5 | 0296 | SHED METAL | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2010 | 2010 | 3 | 100 | 1,800 | |
| 6 | 0040 | BARN,POLE | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2015 | 2015 | 3 | 100 | 4,000 | |
| 7 | 0070 | CARPORT UF | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2015 | 2015 | 3 | 100 | 750 | |

## LAND DESCRIPTION

TOTAL OB/XF 16,850

| 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 | 5.01 | AC | | 1.00 | 1.00 | 1.00 | 10,000.00 | 10,000.00 | 50,100 | | | | | | | |

REVIEW DATE 07/06/2015 BY TW Total Acres: 5.01 Total Land Value: 50,100 Market: 0 Agricultural: 0 Common: 50,100 PRINTED 11/19/2025 BY SYS