COMM SW COR OF SW1/4 OF NE1/4,
RUN W 988.07 FT TO E R/W
HENDERSON RD, N ALONG R/W

SADOWSKI KEVIN P
P O BOX 787
FT WHITE, FL 32038-0787

2026

16-6S-16-03832-223

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

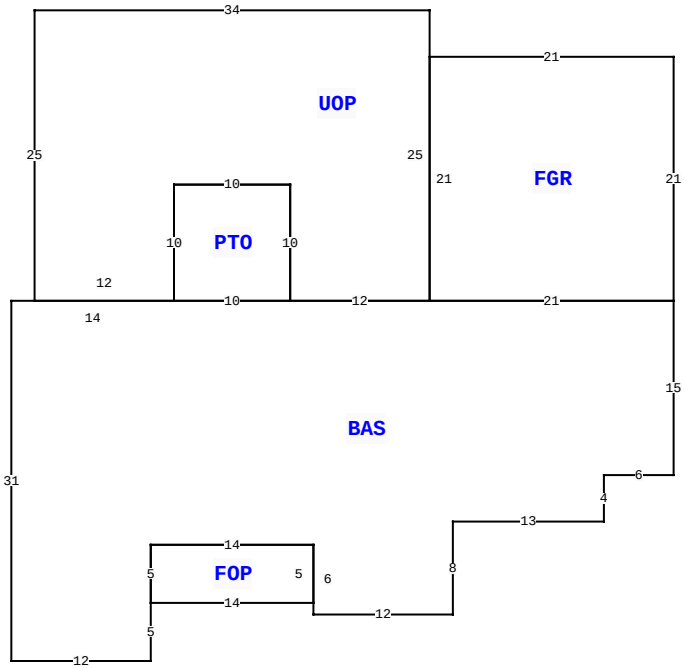
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	16616.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,327	100		1,327	111,739
FGR	441	55		243	20,461
FOP	70	30		21	1,768
PTO	100	5		5	421
UOP	750	20		150	12,631
TOTALS	2,688			1,746	147,020

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,746	113.4840	127.10	221,917	1998	1998	0	0	0	33.75	66.25

1 SINGLE FAM 100% - 1999 Heated Area: 1327 HX Base Yr 1999



236 SW WINTHROP PL, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		147,020
TOTAL MARKET OB/XF VALUE		4,537
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		206,557
SOH/AGL Deduction		79,010
ASSESSED VALUE		127,547
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		71,825
TOTAL JUST VALUE		206,557
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		209,331

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045175	Roof Replacement	15,500	08/15/2022
14457	SFR	250	08/28/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0833/1877	1/14/1997	WD	Q	V		14,500
GRANTOR: RONALD & CYNTHIA WEBS						
GRANTEE: KEVIN P SADOWSKI						
0647/0398	3/19/1988	WD	Q	V		13,000
GRANTOR: PATTTEN CORP						
GRANTEE: WEBSTER RONALD K &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 S31 E12 N5 FOP= E14 N5 W14 S5$ N5 E14 S6 E12 N8 E13 N4 E6 N15 FGR= N21 W21 S21 E21$ W21 UOP= N25 W34 S25 E12 N10 E10 S10 E12$ W12 PTO= N10 W10 S10 E10$ W10$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1998	1998	3	100	1,200	
2	0294	SHED WOOD/	0	100	13	24	1.00	UT	0.00	0.00	100	1998	1998	3	100	800	
3	0166	CONC,PAVMT	0	100	0	0	1,691.00	UT	1.50	1.50	100	1998	1998	3	100	2,537	

LAND DESCRIPTION

TOTAL OB/XF 4,537

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	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 11/18/2022 BY JS Total Acres: 5.02 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 11/18/2025 BY SYS