COMM NW COR OF NE1/4 OF NE1/4, R
FT FOR POB, CONT W 330 FT, S 754
FT, N 754.50 FT TO POB. (AKA LOT

REFAELOV REUVEN
P O BOX 414
FORT WHITE, FL 32038-0414

2026

16-6S-16-03832-247

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	04	04

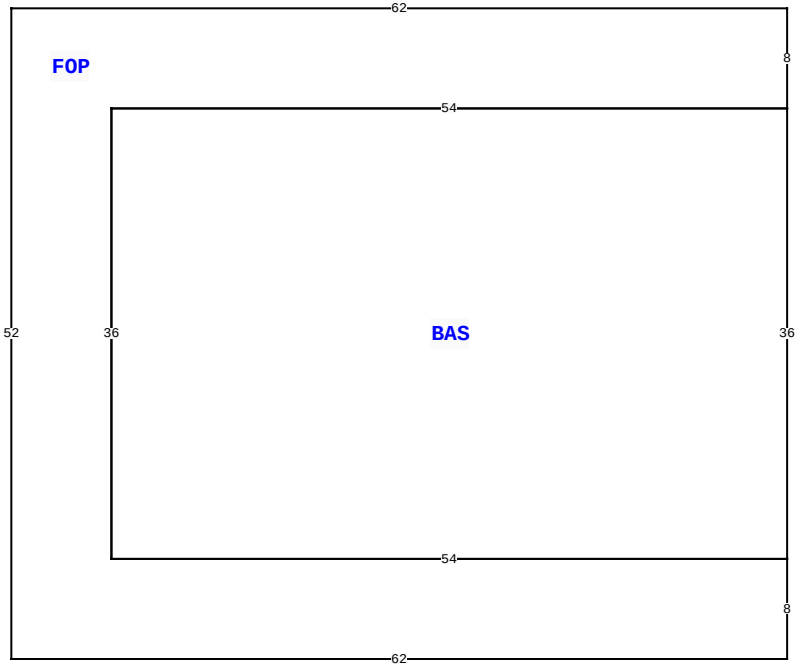
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	16616.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,944	100		1,944	133,954
FOP	1,280	30		384	26,460
TOTALS	3,224			2,328	160,414

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	2,328	100.4435	112.50	261,900	2010	2010	0	0	20	18.75	61.25

2 SINGLE FAM 100% - 2007 Heated Area: 1944 HX Base Yr 2007



459 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		160,414
TOTAL MARKET OB/XF VALUE		1,130
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		216,544
SOH/AGL Deduction		71,911
ASSESSED VALUE		144,633
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		93,911
TOTAL JUST VALUE		216,544
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		219,818

XFOB:1:1: GOLD MH
BLDG:1:1: ALLE MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053621	Roof Replacement	19,000	07/18/2025
26055	SFR	597	07/25/2007
25801	TR/TRAILER	0	05/10/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1378/1934	2/14/2019	QC	U	I	11	100

GRANTOR: DOROTHY E HIRSHIK-ALL
GRANTEE: REUVEN REFAELOV

1204/0470	10/28/2010	QC	U	I	11	100

GRANTOR: DAWN MEADOWS REFAELOV
GRANTEE: REUVON REFAELOW

BUILDING NOTES

BUILDING DIMENSIONS

BAS= N36 FOP= N8 W62 S52 E62 N8 W54 N36 E54$ W54 S36 E54$.

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	0	0	1.00	UT	0.00	0.00	100	1990	1990	3	100	500	
2	0296	SHED METAL	0	100	10	12	120.00	UT	7.50	7.50	70	1993	1993	3	70	630	

LAND DESCRIPTION

TOTAL OB/XF 1,130

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 08/12/2025 BY chuck Total Acres: 5.71 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 11/18/2025 BY SYS