

822-2391, 924-553, WD 1213-1476,

960 AVE VSE
WINTER HAVEN, FL 33880

2026

19-7S-16-04250-000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY										PAGE 1 of 1		3												
ELEMENT		CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																											
Exterior Wall		31	VINYL SID 100		0300	01	404	137.2140	167.40	67,630	2005	2020	0	0	0	6.25	93.75	VALUATION BY		STANDARD																								
Roof Structure		03	GABLE/HIP 100		2 SFR PILING 0% - 2025										Heated Area: 400										HX Base Yr																			
Roof Cover		14	PREFIN MT 100		16 25 25 16 4 5 5 4 BAS 2022 UOP 2022																				BUILDING MARKET VALUE										63,403									
Interior Wall		05	DRYWALL 100																						TOTAL MARKET OB/XF VALUE										5,044									
Interior Floor		13	LAM/VNLPLK 100																						TOTAL LAND VALUE - MARKET										56,250									
Air Condition		03	CENTRAL 100																						TOTAL MARKET VALUE										124,697									
Heating Type		04	AIR DUCTED 100																						SOH/AGL Deduction										0									
Bedrooms		1	100																						ASSESSED VALUE										124,697									
Bathrooms		1	100																						TOTAL EXEMPTION VALUE										0									
Frame		02	WOOD FRAME 100																						BASE TAXABLE VALUE										124,697									
Stories		0	0 100																						TOTAL JUST VALUE										124,697									
Units		0	100																						INCON VALUE										0									
Condition Adj		04	04 100												INCOME VALUE																													
Kitchen Adjus		02	02 100												PREVIOUS YEAR MKT VALUE										125,542																			
															LAND:1:1: 0.30 AC																													
															SALE:2:1: 1968 AIRSTREAM MH INCL																													
															SALE:1:1: QUIT CLAIMED HER INTEREST																													
Quality		07	07												PERMIT NUM		DESCRIPTION				AMT		ISSUED																					
DOR CODE		0100	SINGLE FAMILY												000049595		Remodel				11,500		04/11/2024																					
MAP NUM			MKT AREA																																									
NEIGHBORHOOD/LOC		19716.010	1.00/																																									
AREA TYPE		TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																						
BAS		400	100	2022	400	62,775																																						
UOP		20	20	2022	4	628																																						
TOTALS		420			404	63,403		254 SW MERIDIAN CT, FORT WHITE										BLD DATE						LGL DATE																				
																		XF DATE						LAND DATE																				
																		INC DATE						AG DATE																				
EXTRA FEATURES						254 SW MERIDIAN CT, FORT WHITE										ORIG COND		YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE		NOTES																				
L N	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	0263	PRCH, USP				0	0	16	12	208.00		UT	8.00		8.00		100	1970	1970	3	100	1,664																						
2	0263	PRCH, USP				0	0	12	30	360.00		UT	8.00		8.00		100	1970	1970	3	100	2,880																						
3	0251	LEAN TO W/				0	0	0	0	1.00		UT	0.00		0.00		100	2009	2009	3	100	500																						