

N1/2 OF NW1/4 OF SE1/4 OF SE1/4
OF NE1/4 OF SE1/4 EX RD R/W.

SIDES GENE F/SIDES CAROLYN
218 SW BOUNTIFUL AVE
FORT WHITE, FL 32038

2026

20-5S-16-03666-000



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												COLUMBIA COUNTY PROPERTY											
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	15	CONC BLOCK 80	0100	01	2,056	117.5640	131.67	270,714	1974	1976	0	0	0	35.00	65.00	VALUATION BY STANDARD													
Exterior Wall	32	HARDIE BRD 20	1 SINGLE FAM 100% - 0													Heated Area: 2056													
Roof Structure	03	GABLE/HIP 100														HX Base Yr													
Roof Cover	12	MODULAR MT 100																											
Interior Wall	05	DRYWALL 100																											
Interior Floor	15	HARDTILE 100																											
Air Condition	03	CENTRAL 100																											
Heating Type	04	AIR DUCTED 100																											
Bedrooms		4 100																											
Bathrooms		2 100																											
Frame	01	NONE 100																											
Stories	1.	1. 100																											
Architectural Units	05	CONV 100																											
Condition Adj	03	03 100																											
Kitchen Adjus	01	01 100																											
Quality 05 05																													
DOR CODE 5000 IMPROVED AG																													
MAP NUM			MKT AREA			02																							
NEIGHBORHOOD/LOC			20516.00			1.00/																							
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	460	100		460	39,369																								
BAS	1,596	100		1,596	136,594																								
TOTALS			2,056		2,056	175,964																							
EXTRA FEATURES						218 SW BOUNTIFUL AVE, FORT WHITE												BLD DATE XF DATE INC DATE											
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	LGL DATE LAND DATE AG DATE												
1	0020	BARN, FR	0 100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	3,000		04/07/2025 MLU												
2	0166	CONC, PAVMT	0 100	30	30	900.00	UT	3.00	3.00	100	2006	2006	3	100	2,700														
3	0130	CLFENCE 5	0 100	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	1,200														
4	0294	SHED WOOD/	0 100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	400														
5	9945	Well/Sept	0 100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000														
6	0294	SHED WOOD/	0 100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	500														
7	0080	DECKING	0 100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	500														
8	0251	LEAN TO W/	0 100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	500														
9	0130	CLFENCE 5	0 100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,000														
TOTAL OB/XF 16,800																													
LAND DESCRIPTION																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	AC		1.00	1.00	1.00	9,500.00	9,500.00	9,500												
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	9.00	AC		1.00	1.00	1.00	280.00	280.00	2,520												
3	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	9.00	AC		1.00	1.00	1.00	9,500.00	9,500.00	85,500												
REVIEW DATE 06/21/2021 BY JS Total Acres: 10.00 Total Land Value: 12,020 Market: 85,500 Agricultural: 2,520 Common: 9,500 PRINTED 10/02/2025 BY SYS																													