COM AT SE COR OF E1/2 OF SW1/4 O
100 FT FOR POB, RUN N 397 FT, W
FT, E 150 FT TO POB.

WINKEL PEDER/WINKEL ANASTASIA
1347 SW CUMORAH HILL ST
FORT WHITE, FL 32038-3747

2026

24-6S-16-03934-013

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 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	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	05	05

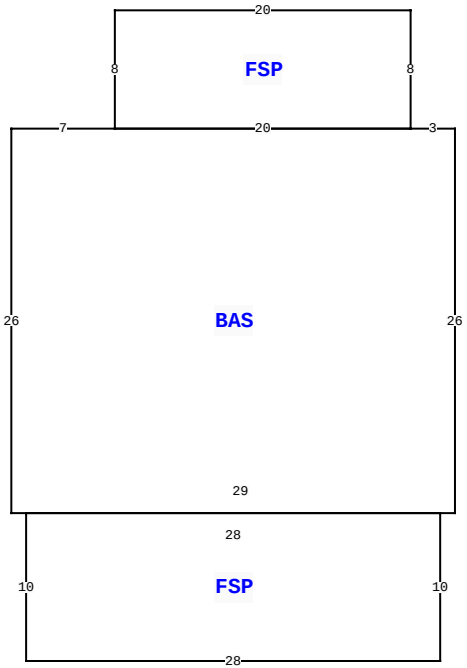
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 24616.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	780	100		780	93,871
FSP	160	40		64	7,702
FSP	280	40		112	13,479
TOTALS	1,220			956	115,051

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	956	127.9200	143.27	136,966	2009	2009	0	0	0	16.00	84.00

1 SINGLE FAM 100% - 2018 Heated Area: 780 HX Base Yr 2018



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		115,051
TOTAL MARKET OB/XF VALUE		17,750
TOTAL LAND VALUE - MARKET		19,040
TOTAL MARKET VALUE		151,841
SOH/AGL Deduction		41,148
ASSESSED VALUE		110,693
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		59,971
TOTAL JUST VALUE		151,841
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		153,211

PERMIT NUM	DESCRIPTION	AMT	ISSUED
36234	PUMP/UTPOL	50	01/23/2018
26497	SFR	280	12/11/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1329/1514	1/20/2017	WD	Q	I	01	95,000
GRANTOR: TERRIE LYNN SURHE						
GRANTEE: PEDER & ANASTASIA W						
1329/1511	1/20/2017	QC	U	I	30	100
GRANTOR: JOHN MCLEOD						
GRANTEE: TERRIE LYNN SUHRE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W7 S26 E1 FSP= S10 E28 N10 W28$ E29 N26 W3 FSP= N8 W20 S8 E20$ W20$.

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	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	800	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	4,900	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	800	
4	0294	SHED WOOD/	0	100	15	40	600.00	UT	25.00	25.00	75	2018	2018	3	75	11,250	

LAND DESCRIPTION

TOTAL OB/XF 17,750

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	1.36	AC		1.00	1.00	1.00	14,000.00	14,000.00	19,040							

REVIEW DATE 07/09/2018 BY DF Total Acres: 1.36 Total Land Value: 19,040 Market: 0 Agricultural: 0 Common: 19,040 PRINTED 11/19/2025 BY SYS