LOT 16 FAIRVIEW ESTATES S/D.

746-214, 788-809, 812-2377, WD 1

**RUBANICK DALE R**
467 SW NATUCKET PL
FORT WHITE, FL 32038

**2026**

**26-7S-16-04323-016**

## BUILDING CHARACTERISTICS

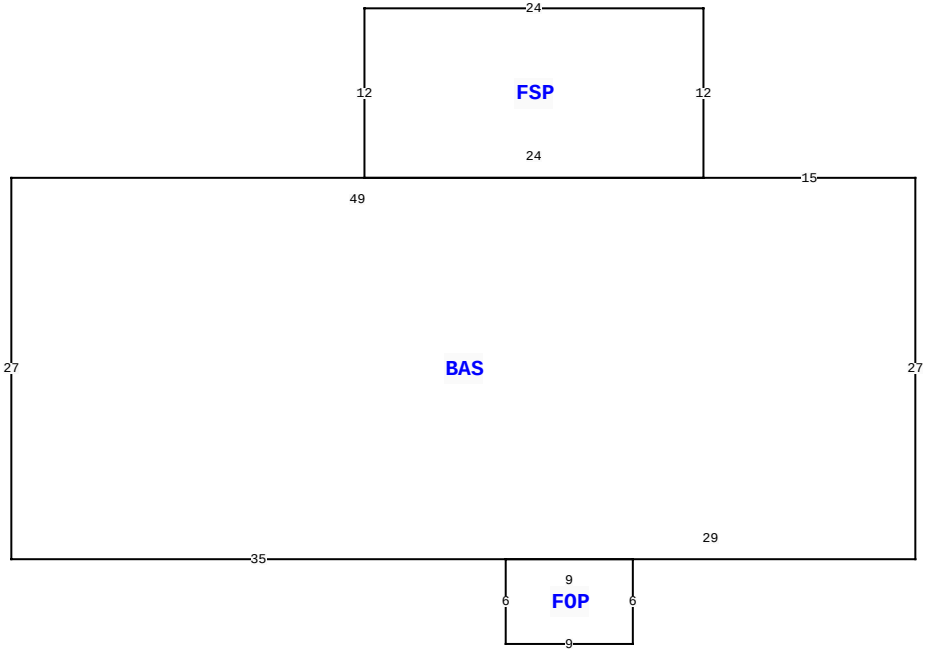
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LAM/VNLPLK 50 |
| Interior Floo | 15 | HARDTILE 50 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Architectual | 05 | CONV 100 |
| Units | | 0 100 |
| Condition Adj | 03 | 03 100 |
| Condition Adj | 04 | 04 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 05 | 05 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 02 |
| NEIGHBORHOOD/LOC | 26716.010 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,728 | 100 | | 1,728 | 193,499 |
| FOP | 54 | 30 | | 16 | 1,792 |
| FSP | 288 | 40 | | 115 | 12,877 |
| TOTALS | 2,070 | | | 1,859 | 208,168 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,859 | 123.0570 | 137.82 | 256,207 | 2005 | 2010 | 0 | 0 | 0 | 18.75 | 81.25 |

2 SINGLE FAM 100% - 2024 Heated Area: 1728 HX Base Yr 2024




467 SW NANTUCKETT PL, FORT WHITE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/14/2024 MLU |
| INC DATE | | AG DATE | |

## COLUMBIA COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 208,168 |
| TOTAL MARKET OB/XF VALUE | | 8,918 |
| TOTAL LAND VALUE - MARKET | | 50,000 |
| TOTAL MARKET VALUE | | 267,086 |
| SOH/AGL Deduction | | 0 |
| ASSESSED VALUE | | 267,086 |
| TOTAL EXEMPTION VALUE | HX HB VX | 55,722 |
| BASE TAXABLE VALUE | | 211,364 |
| TOTAL JUST VALUE | | 267,086 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 270,289 |

LAND:1:1: EQUALS 2 LOTS

SALE:1:1: LOT 16 FAIRVIEW ESTATES

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 22678 | SFR | 500 | 01/10/2005 |
| 8394 | M H | 125 | 05/18/1994 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1442/1633 | 7/16/2021 | WD | Q | I | 01 | 300,000 |
| GRANTOR: TOWNSEND DYLAN C & JE | | | | | | |
| GRANTEE: RUBANICK DALE R | | | | | | |
| 1409/1931 | 4/09/2020 | WD | Q | I | 01 | 217,000 |
| GRANTOR: KEITH COREY BENNETT & | | | | | | |
| GRANTEE: DYLAN C & JEANNA S | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[ORIG=0,0] W15 W49 S27 E35 E29 N27 $
FSP=[ORIG=-15,0] N12 W24 S12 E24 $
FOP=[ORIG=-29,27] S6 E9 N6 W9 $
.

## 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 | 8 | 10 | 80.00 | UT | 5.00 | 5.00 | 50 | 1994 | 1994 | 3 | 50 | 200 | |
| 2 | 0166 | CONC,PAVMT | 0 | 100 | 30 | 3 | 90.00 | UT | 2.00 | 2.00 | 100 | 2005 | 2005 | 3 | 100 | 180 | |
| 3 | 9945 | Well/Sept | 0 | 100 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | | | 3 | 100 | 7,000 | |
| 4 | 0166 | CONC,PAVMT | 0 | 100 | 3 | 50 | 150.00 | UT | 2.25 | 2.25 | 100 | 2010 | 2010 | 3 | 100 | 338 | |
| 5 | 0190 | FPLC PF | 0 | 100 | 0 | 0 | 1.00 | UT | 1,200.00 | 1,200.00 | 100 | 2005 | 2005 | 3 | 100 | 1,200 | |

## LAND DESCRIPTION

TOTAL OB/XF 8,918

| 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 | 2.00 | 25,000.00 | 50,000.00 | 50,000 | | | | | | | |

REVIEW DATE 07/22/2015 BY TW Total Acres: 2.80 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 11/18/2025 BY SYS