LOT 32 FAIRVIEW ESTATES S/D.

ORB 408-565, 650-100, 878-119,

ALVAREZ LUIS E/ALVAREZ MINERVA
162 SW NORMANDY DRIVE
FORT WHITE, FL 32038

2026

26-7S-16-04323-032

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		4 100
Bathrooms		2 100
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

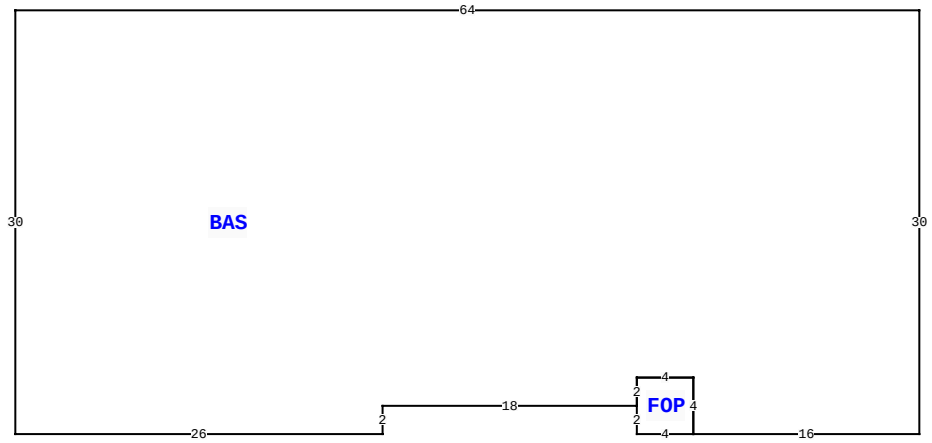
NEIGHBORHOOD/LOC 26716.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,868	100		1,868	207,001
FOP	16	30		5	554
TOTALS	1,884			1,873	207,556

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,873	116.4000	130.37	244,183	2010	2010	0	0	0	15.00	85.00

2 SINGLE FAM 100% - 2000 Heated Area: 1868 HX Base Yr 2000



162 SW NORMANDY DR, FORT WHITE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		207,556
TOTAL MARKET OB/XF VALUE		3,118
TOTAL LAND VALUE - MARKET		25,000
TOTAL MARKET VALUE		235,674
SOH/AGL Deduction		81,526
ASSESSED VALUE		154,148
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		103,426
TOTAL JUST VALUE		235,674
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		238,115

PERMIT NUM	DESCRIPTION	AMT	ISSUED
28265	SFR	569	12/11/2009
16862	M H	125	04/17/2000
15602	RECONNECT	30	06/02/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0878/0119	3/30/1999	WD	Q	V		10,000
GRANTOR: COTHRAN						
GRANTEE: ALVAREZ						
0650/0100	4/20/1988	WD	U	V		4,300
GRANTOR: MEANS HOUSTON						
GRANTEE: COTHRAN HOBSON C &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W64 S30 E26 N2 E18 FOP= S2 E4 N4 W4 S2$ N2 E4 S4 E16 N30$.

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	0294	SHED WOOD/	0	100	12	12	144.00	UT	7.50	7.50	100	1999	1999	3	100	1,080	
2	0166	CONC,PAVMT	0	100	0	0	150.00	UT	2.25	2.25	100	2010	2010	3	100	338	
3	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	600	
4	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	300	
5	0262	PRCH,FOP	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	600	
6	0262	PRCH,FOP	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 3,118

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	25,000.00	25,000.00	25,000							

REVIEW DATE 07/22/2015 BY TW Total Acres: 1.22 Total Land Value: 25,000 Market: 0 Agricultural: 0 Common: 25,000 PRINTED 11/19/2025 BY SYS