LOT 16 FOXWOOD S/D PHASE 1.
WD 1349-1354, LE 1519-2334,

BONANZA RALPH/BONANZA ELIZABETH M
532 SW JEANLEA PL
FORT WHITE, FL 32038

2025

27-6S-16-03951-116

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

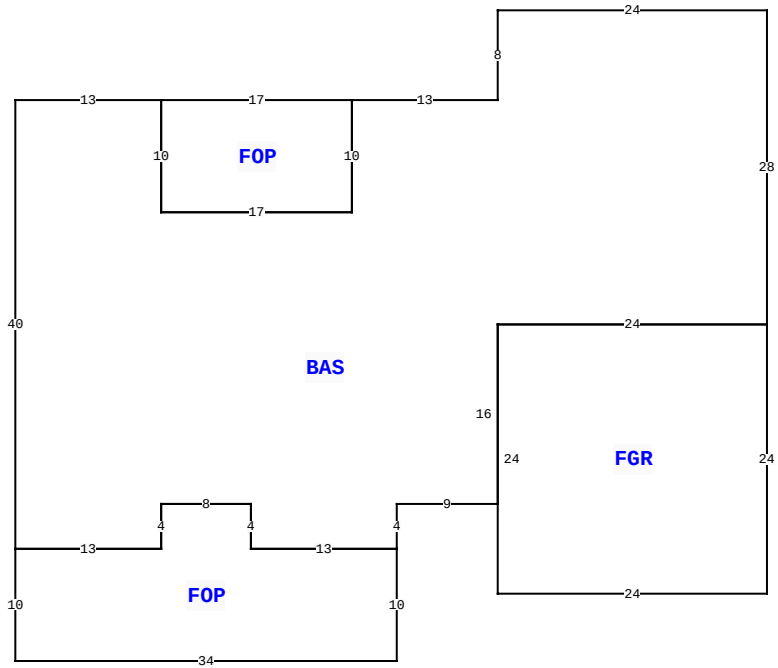
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	27616.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,154	100		2,154	282,526
FGR	576	55		317	41,579
FOP	170	30		51	6,689
FOP	372	30		112	14,691
TOTALS	3,272			2,634	345,484

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,634	120.7360	135.22	356,169	2021	2021	0	0	0	3.00	97.00

1 SINGLE FAM 100% - 2022 Heated Area: 2154 HX Base Yr 2022



532 SW JEANLEA PL, FORT WHITE

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		345,484
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		400,484
SOH/AGL Deduction		44,640
ASSESSED VALUE		355,844
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		305,122
TOTAL JUST VALUE		400,484
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		377,234

PERMIT NUM	DESCRIPTION	AMT	ISSUED
40997	SFR		12/08/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1519/2334	7/23/2024	LE	U	I	14	100
GRANTOR: BONANZA RALPH JR AKA						
GRANTEE: BONANZA NICOLE (RMD						
1349/1354	12/08/2017	WD	Q	V	01	50,000
GRANTOR: NORTH FLORIDA TIMBERL						
GRANTEE: RALPH & ELIZABETH M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=70,10] W24 S8 W13 S10 W17 N10 W13 S40 E13 N4 E8 S4 E13 N4 E9 N16 E24 N28 $
FGR=[ORIG=46,38] E24 S24 W24 N24 $
FOP=[ORIG=16,18] E17 S10 W17 N10 $
FOP=[ORIG=37,58] W13 N4 W8 S4 W13 S10 E34 N10 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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-3	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 11/09/2021 BY HC Total Acres: 5.10 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/22/2025 BY SYS