

VILLENEUVE MICHAEL JOSEPH/VILLENEUVE MARIA PORZIO
294 SW MOONSET GLN
FORT WHITE, FL 32038-2186

31-7S-17-10070-111

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	19	COMMON BRK 100					0100	01	3,040	128.0400	143.40	435,936	2017	2017	0	0	0	8.00	92.00	VALUATION BY STANDARD									
Roof Structur	08	IRREGULAR 100					1 SINGLE FAM 100% - 2018 Heated Area: 2257 HX Base Yr 2018													Tax Group: 3 Tax Dist:									
Roof Cover	03	COMP SHNGL 100																		BUILDING MARKET VALUE 401,061									
Interior Wall	05	DRYWALL 100																		TOTAL MARKET OB/XF VALUE 37,364									
Interior Floo	12	HARDWOOD 80																		TOTAL LAND VALUE - MARKET 120,240									
Interior Floo	15	HARDTILE 20																		TOTAL MARKET VALUE 482,485									
Air Condition	03	CENTRAL 100																		SOH/AGL Deduction 149,290									
Heating Type	04	AIR DUCTED 100																		ASSESSED VALUE 333,195									
Bedrooms		2 100																		TOTAL EXEMPTION VALUE HX HB 50,722									
Bathrooms		2 100																		BASE TAXABLE VALUE 282,473									
Frame	02	WOOD FRAME 100																		TOTAL JUST VALUE 558,665									
Stories	1.	1. 100																		NCON VALUE 0									
Architectual Units	05	CONV 100 0 100																		INCOME VALUE									
																				PREVIOUS YEAR MKT VALUE 563,740									
																				SALE:2:1: PART OF LARGER TRACT									
Quality	07	07																		PERMIT NUM DESCRIPTION AMT ISSUED									
DOR CODE	5000	IMPROVED AG																		34590 POOL 200 10/25/2016									
MAP NUM		MKT AREA 02																		34429 TR/TRAILER 0 09/09/2016									
NEIGHBORHOOD/LOC	31717.020	1.00/																		34399 SFR 1,079 09/01/2016									
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	2,257	100		2,257	297,762																								
FGR	718	55		395	52,112																								
FOP	126	30		38	5,013																								
FOP	160	30		48	6,332																								
FSP	260	40		104	13,721																								
FST	360	55		198	26,122																								
TOTALS	3,881			3,040	401,061																								
EXTRA FEATURES						294 SW MOONSET GLN, FORT WHITE										BLD DATE				LGL DATE		05/15/2024 MLU							
																XF DATE				LAND DATE									
																INC DATE				AG 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														
1	0190	FPLC PF	0 100	0 0	2.00	UT	1,200.00	1,200.00	100	2017	2017	3	100	2,400															
2	0166	CONC, PAVMT	0 100	0 0	729.00	UT	2.00	2.00	100	2017	2017	3	100	1,458															
3	0280	POOL R/CON	0 100	16 32	512.00	UT	70.00	70.00	100	2017	2017	3	84	30,106															
4	0040	BARN, POLE	0 100	30 40	1,200.00	UT	2.50	2.50	100	2017	2017	3	100	3,000															
5	0169	FENCE/WOOD	0 100	0 0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400															
LAND DESCRIPTION						TOTAL OB/XF										37,364													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	3.52	AC		1.00	1.00	1.00	12,000.00	12,000.00	42,240												
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	6.50	AC		1.00	1.00	1.00	280.00	280.00	1,820												
3	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	6.50	AC		1.00	1.00	1.00	12,000.00	12,000.00	78,000												
REVIEW DATE	01/05/2018	BY	DF	Total Acres: 10.02		Total Land Value: 44,060				Market: 78,000				Agricultural: 1,820				Common: 42,240				PRINTED 11/19/2025 BY SYS							