AKA LOT 17 TURKEY HAVEN UNREC:
COMM NE COR OF NW1/4, RUN S 46.3
RUN W 652.86 FT, S 669.42 FT, E

ZAVALA JULIAN M
479 SW FENTON GLN
FORT WHITE, FL 32038

2026

32-5S-16-03737-117

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

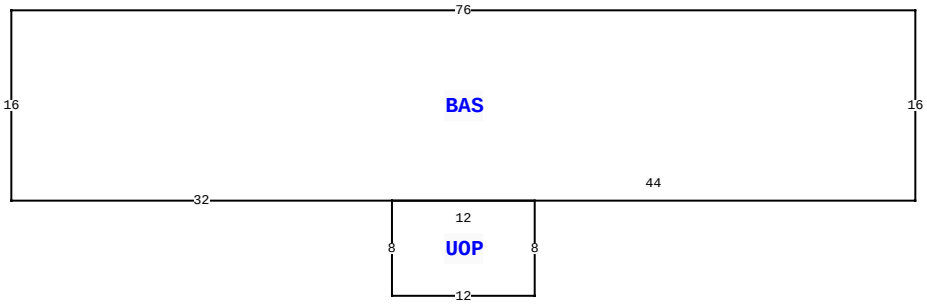
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	12	HARDWOOD 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	32516.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,216	100		1,216	71,856
UOP	96	25		24	1,418
TOTALS	1,312			1,240	73,274

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,240	114.3000	107.44	133,226	2000	2000	0	0	0	45.00	55.00

1 MANUF 1 100% - 2024 Heated Area: 1216 HX Base Yr 2024



479 SW FENTON GLN, 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		73,274
TOTAL MARKET OB/XF VALUE		7,000
TOTAL LAND VALUE - MARKET		95,285
TOTAL MARKET VALUE		175,559
SOH/AGL Deduction		587
ASSESSED VALUE		174,972
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		124,250
TOTAL JUST VALUE		175,559
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		175,559

PERMIT NUM	DESCRIPTION	AMT	ISSUED
16480	M H	125	01/07/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1458/1434	1/31/2022	WD	Q	I	01	135,000
GRANTOR: FANNIN HENRY WESLEY J						
GRANTEE: ZAVALA JULIAN M						
1458/1432	11/23/2021	WD	U	I	11	100
GRANTOR: POTTER LAURA A						
GRANTEE: FANNIN PAMELA M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S16 E32 UOP= S8 E12 N8 W12$ E44 N16$.

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	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,000

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	0200	C	MBL HM	100		A-1	0.00	0.00	10.03	AC		1.00	1.00	1.00	9,500.00	9,500.00	95,285							

REVIEW DATE 11/13/2019 BY BC Total Acres: 10.03 Total Land Value: 95,285 Market: 0 Agricultural: 0 Common: 95,285 PRINTED 11/21/2025 BY SYS