LOT 20 TURKEY HAVEN UNREC: COMM
RUN S 46.30 FT, W 1958.58 FT FOR
662.47 FT TO E R/W DREW FEAGLE R

GUEVARA JOEL REYES/REYES DANIA SAINZ
645 SW DREW FEAGLE AVE
FORT WHITE, FL 32038

**2026**

**32-5S-16-03737-120**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 32 | HARDIE BRD 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LAM/VNLPLK 90 |
| Interior Floo | 11 | CLAY TILE 10 |
| 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 | 04 | 04 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 07 | 07 |

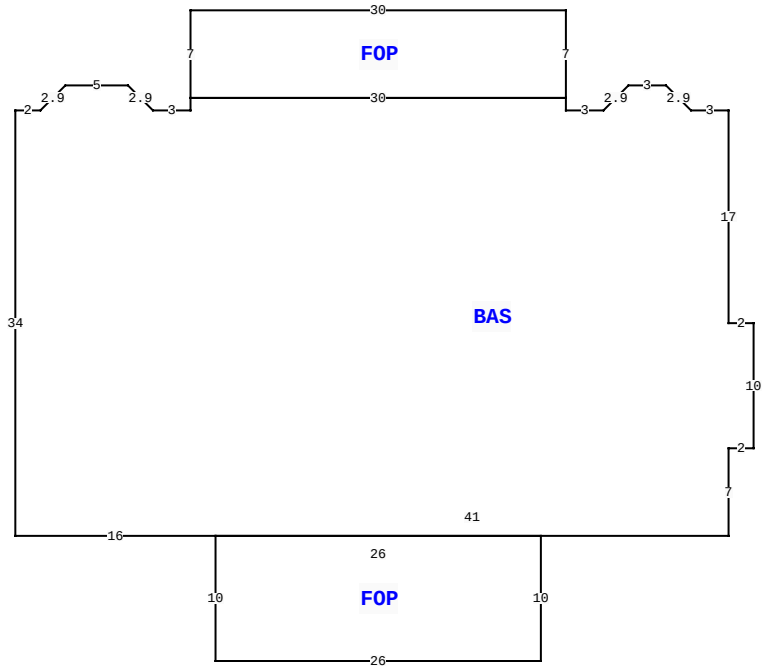
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 29516.00 1.00/

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 2,012 | 100 | | 2,012 | 253,400 |
| FOP | 210 | 30 | | 63 | 7,935 |
| FOP | 260 | 30 | | 78 | 9,824 |
| TOTALS | 2,482 | | | 2,153 | 271,158 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,153 | 135.4825 | 151.74 | 326,696 | 2008 | 2008 | 0 | 0 | 0 | 17.00 | 83.00 |

2 SINGLE FAM 100% - 2022 Heated Area: 2012 HX Base Yr 2022




645 SW DREW FEAGLE AVE, FORT WHITE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/07/2025 MLU |
| INC DATE | | AG DATE | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 271,158 |
| TOTAL MARKET OB/XF VALUE | | 9,672 |
| TOTAL LAND VALUE - MARKET | | 96,710 |
| TOTAL MARKET VALUE | | 377,540 |
| SOH/AGL Deduction | | 54,602 |
| ASSESSED VALUE | | 322,938 |
| TOTAL EXEMPTION VALUE | HX HB 13 | 322,938 |
| BASE TAXABLE VALUE | | 0 |
| TOTAL JUST VALUE | | 377,540 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 380,807 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 26908 | SFR | 724 | 04/07/2008 |
| 20254 | M H | 125 | 12/20/2002 |
| 18522 | M H | 125 | 07/18/2001 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1445/2063 | 8/05/2021 | WD | Q | I | 01 | 325,000 |
| GRANTOR: WESTMORELAND MELANIE | | | | | | |
| GRANTEE: GUEVARA JOEL REYES | | | | | | |
| 1421/2785 | 5/08/2015 | QC | U | I | 11 | 100 |
| GRANTOR: ANTHONY COSENTINO | | | | | | |
| GRANTEE: MELANIE ANNE WESTMO | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W3 L2 U2 W3 D2 L2 W3 N1 FOP= N7 W30 S7 E30$ W30 S1 W3 L2 U2 W5 D2 L2 W2 S34 E16 FOP= S10 E26 N10 W26$ E41 N7 E2 N10 W2 N17$.

## 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 | 0166 | CONC,PAVMT | 0 | 100 | 0 | 0 | 624.00 | UT | 3.00 | 3.00 | 100 | 2008 | 2008 | 3 | 100 | 1,872 | |
| 2 | 0081 | DECKING WI | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2019 | 2019 | 3 | 100 | 800 | |
| 3 | 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 9,672

| 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 | 10.18 | AC | | 1.00 | 1.00 | 1.00 | 9,500.00 | 9,500.00 | 96,710 | | | | | | | |

REVIEW DATE 11/30/2021 BY CP Total Acres: 10.18 Total Land Value: 96,710 Market: 0 Agricultural: 0 Common: 96,710 PRINTED 11/21/2025 BY SYS