LOT 6 SUNVIEW ESTATES S/D. EX 2.
1029-1100.

RUIZ PATRICIA R/ALVAREZ MARISOL I
1188 SW SUNVIEW ST
FORT WHITE, FL 32038

**2026**

**32-5S-16-03745-206**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

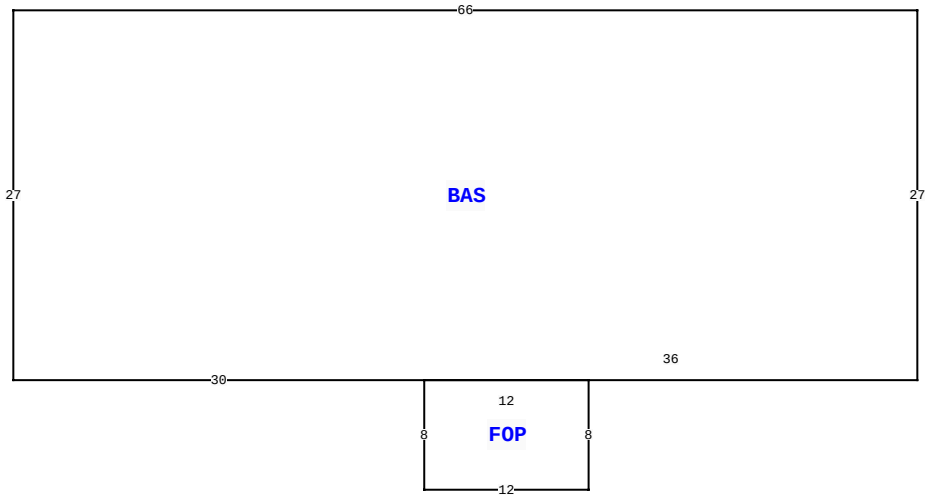
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 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 | 0200 | MOBILE HOME |
| MAP NUM | | MKT AREA 02 |
| NEIGHBORHOOD/LOC | 32516.030 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,782 | 100 | | 1,782 | 106,782 |
| FOP | 96 | 35 | | 34 | 2,037 |
| TOTALS | 1,878 | | | 1,816 | 108,819 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0201 | 02 | 1,816 | 115.9000 | 108.95 | 197,853 | 2005 | 2005 | 0 | 0 | 0 | 45.00 | 55.00 |

2 MANUF 1 100% - 2006 Heated Area: 1782 HX Base Yr 2006




1236 SW SUNVIEW ST, FORT WHITE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/21/2023 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 108,819 |
| TOTAL MARKET OB/XF VALUE | | 8,200 |
| TOTAL LAND VALUE - MARKET | | 25,000 |
| TOTAL MARKET VALUE | | 142,019 |
| SOH/AGL Deduction | | 62,334 |
| ASSESSED VALUE | | 79,685 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 28,963 |
| TOTAL JUST VALUE | | 142,019 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 142,019 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 35462 | MAINT/ALTR | 140 | 06/20/2017 |
| 22513 | M H | 447 | 11/18/2004 |
| 21257 | M H | 135 | 11/06/2003 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0991/1776 | 8/14/2003 | WD | Q | V | | 28,500 |

GRANTOR: SUBRANDY

GRANTEE: PATRICIA R RUIZ & M

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W66 S27 E30 FOP= S8 E12 N8 W12$ E36 N27$.

## 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 | 0190 | FPLC PF | 0 | 100 | 0 | 0 | 1.00 | UT | 1,200.00 | 1,200.00 | 100 | 2004 | 2004 | 3 | 100 | 1,200 | |
| 2 | 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 8,200

| 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 | 0.50 | LT | | 1.00 | 1.00 | 1.00 | 50,000.00 | 50,000.00 | 25,000 | | | | | | | |

REVIEW DATE 02/10/2020 BY BC Total Acres: 2.50 Total Land Value: 25,000 Market: 0 Agricultural: 0 Common: 25,000 PRINTED 11/17/2025 BY SYS