LOT 12 SUNVIEW ESTATES S/D.

AG 1004-1000, WD 1029-304, WD 10

LEITHEISER JOHN E JR/LEITHEISER DEBORAH S
1564 SW SUNVIEW ST
FORT WHITE, FL 32038

2026

32-5S-16-03745-212

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

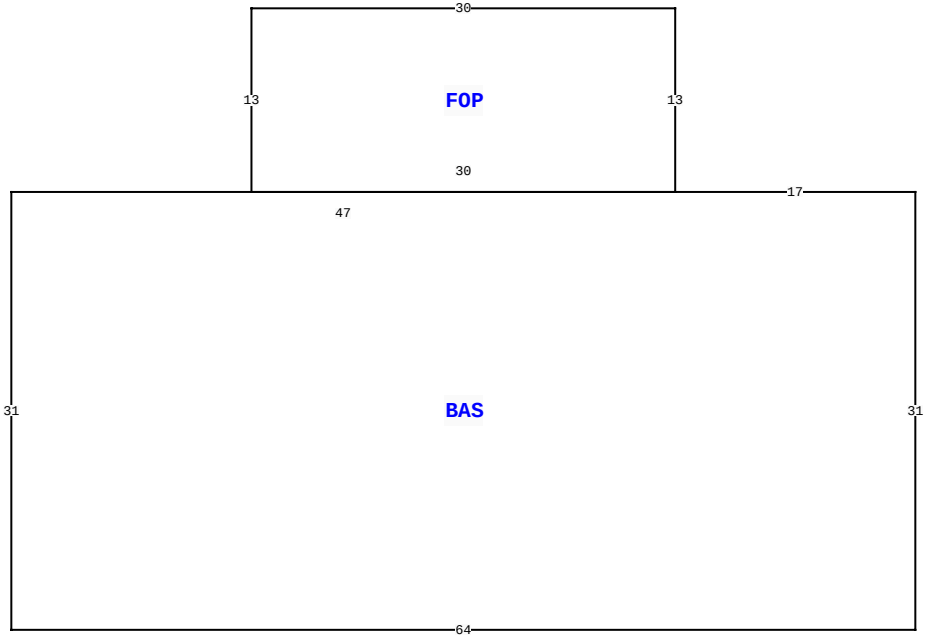
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	04	04 100
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	1,984	100		1,984	133,028
FOP	390	35		136	9,119
TOTALS	2,374			2,120	142,147

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,120	129.6900	121.91	258,449	2005	2005	0	0	0	45.00	55.00

1 MANUF 1 100% - 2022 Heated Area: 1984 HX Base Yr 2022



1564 SW SUNVIEW ST, 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		142,147
TOTAL MARKET OB/XF VALUE		16,000
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		213,147
SOH/AGL Deduction		125,447
ASSESSED VALUE		87,700
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		36,978
TOTAL JUST VALUE		213,147
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		213,447

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045308	Electrical Servic	0	08/29/2022
000044272	Electrical Servic	0	04/26/2022
22340	M H	268	09/24/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1450/145	10/07/2021	WD	Q	I	01	205,000
GRANTOR: BALKCOM MCKINLEY H						
GRANTEE: LEITHEISER JOHN E J						
1244/2529	10/31/2012	WD	U	I	11	100
GRANTOR: CORNELIA M BALKCOM						
GRANTEE: MCKINLEY H BALKCOM						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W17 FOP= N13 W30 S13 E30$ W47 S31 E64 N31$.

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	2008	2008	3	100	1,200	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2020	2020	3	100	2,000	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0081	DECKING WI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2022	2021		100	1,000	
5	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2023	2022		80	4,800	

LAND DESCRIPTION

TOTAL OB/XF 16,000

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	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 09/06/2022 BY JB Total Acres: 5.01 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 11/17/2025 BY SYS