LOT 16 SUNVIEW ESTATES S/D.

AG 1003-1581,1032-666, 1043-2940

STEVENS WAYNE A/DEPASQUALE ANTOINETTE
1635 SW SUNVIEW ST
FORT WHITE, FL 32038

2025

32-5S-16-03745-216

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

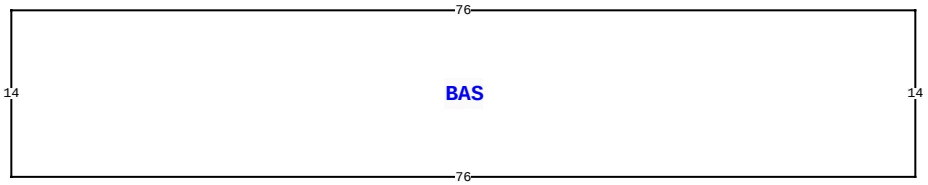
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	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	1,064	100		1,064	63,208
TOTALS	1,064			1,064	63,208

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,064	114.9000	108.01	114,923	1998	1998	0	0	0	45.00	55.00

1 MANUF 1 100% - 2011 Heated Area: 1064 HX Base Yr 2011



1635 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		63,208
TOTAL MARKET OB/XF VALUE		8,900
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		127,108
SOH/AGL Deduction		68,397
ASSESSED VALUE		58,711
TOTAL EXEMPTION VALUE	HX HB	33,711
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		127,108
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		117,396

PERMIT NUM	DESCRIPTION	AMT	ISSUED
26208	SFR	513	09/07/2007
21940	M H	322	06/07/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1196/1605	6/14/2010	WD	U	I	12	59,900
GRANTOR: FRIER FINANCE INC						
GRANTEE: WAYNE A STEVENS & A						
1190/2217	2/04/2010	WD	U	I	12	58,000
GRANTOR: GEORGE M & JOAN J KOR						
GRANTEE: FRIER FINANCE INC						

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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	600	
2	0070	CARPORT UF	0	100	18	20	360.00	UT	2.50	2.50	100	2008	2008	3	100	900	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2020	2020	3	100	400	

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S14 E76 N14$.

LAND DESCRIPTION

TOTAL OB/XF 8,900

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 02/10/2020 BY BC Total Acres: 5.02 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/15/2025 BY SYS