LOT 18 SUNVIEW ESTATES ADD S/D.
WD 1034-2800, WD 1073-2250, CT 1

KRAWCZYK SUSAN C
273 NORTH HAMILTON SPRINGS ROA
SAINT AUGUSTINE, FL 32084

2026

32-5S-16-03745-319

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	27	PREFIN MTL 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05

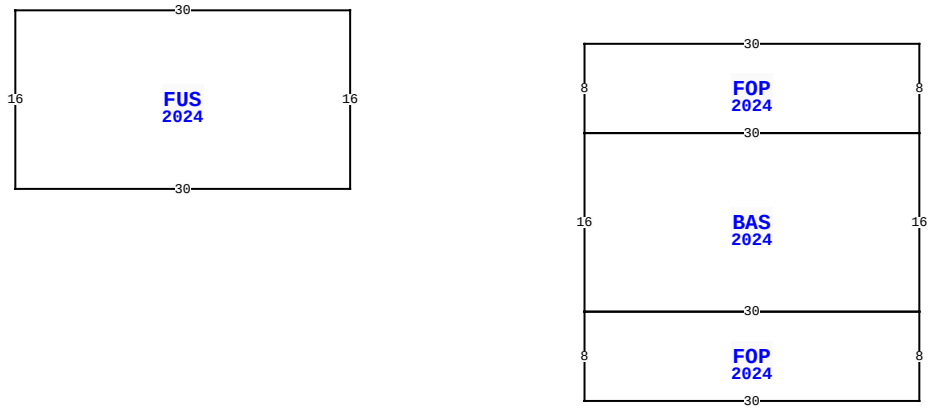
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	32516.030	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	480	100	2024	480	37,604
FOP	240	30	2024	72	5,640
FOP	240	30	2024	72	5,640
FUS	480	100	2024	480	37,604
TOTALS	1,440			1,104	86,488

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0102	01	1,104	129.5910	80.35	88,706	2023	2023	0	0	0	2.50	97.50

1 STRG/CONV 0% - 2024 Heated Area: 960 HX Base Yr



343 SW FEDERAL CT, 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	86,488
TOTAL MARKET OB/XF VALUE	23,200
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	164,688
SOH/AGL Deduction	0
ASSESSED VALUE	164,688
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	164,688
TOTAL JUST VALUE	164,688
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	165,797

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048246	New Residential C	25,000	09/22/2023
000044912	New Residential C	80,000	07/08/2022
000044604	Electrical Servic	0	06/03/2022
000044304	Storage Building	13,048	04/27/2022
36417	M H	475	03/08/2018
22562	M H	0	12/06/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1485/734	2/21/2023	WD	Q	I	01	179,900
GRANTOR: SEELY PAMELA M						
GRANTEE: KRAWCZYK SUSAN C						
1458/1382	1/26/2022	WD	Q	I	01	89,000
GRANTOR: TURNER FAMILY TRUST						
GRANTEE: SEELY PAMELA M						

BUILDING NOTES

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	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
2	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
3	0070	CARPORT UF	0	0	0	0	1.00	UT	300.00	300.00	100	2022	2021		100	300	
4	0327	STABLES-SM	0	0	0	0	1.00	UT	1,000.00	1,000.00	100	2022	2021		100	1,000	
5	0031	BARN,MT AE	0	0	20	30	600.00	UT	18.00	18.00	100	2023	2022		100	10,800	
6	0166	CONC,PAVMT	0	0	0	0	1.00	UT	500.00	500.00	100	2023	2022		100	500	
7	0166	CONC,PAVMT	0	0	0	0	1.00	UT	600.00	600.00	100	2024	2023		100	600	

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=18,14] E30 S16 W30 N16 $
FOP=[YR=2024;ORIG=18,6] E30 S8 W30 N8 $
FOP=[YR=2024;ORIG=18,30] E30 S8 W30 N8 $
FUS=[YR=2024;ORIG=-33,3] E30 S16 W30 N16 $
.

LAND DESCRIPTION

TOTAL OB/XF 23,200

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	0100	C	SFR	0		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 12/06/2023 BY JB Total Acres: 5.14 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 11/19/2025 BY SYS