LOT 22 SUNVIEW ESTATES ADD S/D.
989-2117, WD 1307-1494,

PLESZ JOHN E/PLESZ VIRGINIA A
208 SW FEDERAL CT
FORT WHITE, FL 32038

2026

32-5S-16-03745-322

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
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
Quality	05	05

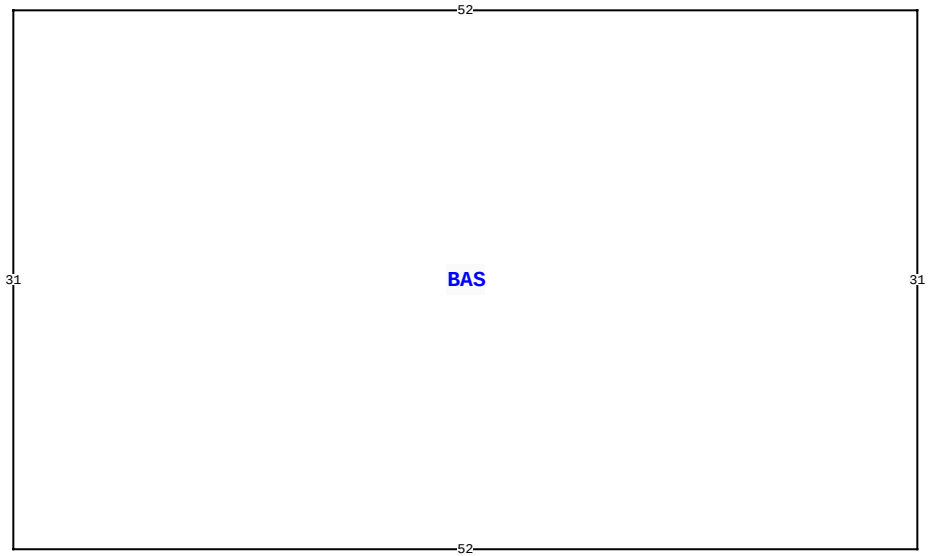
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	32516.030	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,612	100		1,612	141,279
TOTALS	1,612			1,612	141,279

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,612	113.7000	106.88	172,291	2016	2016	0	0	0	18.00	82.00

1 MANUF 1 100% - 2017 Heated Area: 1612 HX Base Yr 2017



208 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		141,279
TOTAL MARKET OB/XF VALUE		10,500
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		206,779
SOH/AGL Deduction		102,327
ASSESSED VALUE		104,452
TOTAL EXEMPTION VALUE	HX HB SX	100,722
BASE TAXABLE VALUE		3,730
TOTAL JUST VALUE		206,779
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		210,224

PERMIT NUM	DESCRIPTION	AMT	ISSUED
33791	M H	626	02/25/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1307/1494	1/11/2016	WD	Q	V	03	27,500
GRANTOR: CLIFTON R & JASET A R						
GRANTEE: JOHN E & VIRGINIA A						
0989/2117	7/24/2003	WD	Q	V		55,000
GRANTOR: SUBRANDY LIMITED PART						
GRANTEE: CLIFTON R & JASET A						

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	0031	BARN,MT AE	0	100	30	40	1,200.00	UT	1.50	1.50	100	2016	2016	3	100	1,800	
2	0070	CARPORT UF	0	100	0	0	1.00	UT	700.00	700.00	100	2021	2020		100	700	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0252	LEAN-TO W/	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2021	2020		100	1,000	

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W52 S31 E52 N31$.

LAND DESCRIPTION

TOTAL OB/XF 10,500

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 02/12/2020 BY BC Total Acres: 5.01 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 11/19/2025 BY SYS