LOT 19 SUNVIEW ESTATES ADD S/D.
WD 1034-2800, WD 1073-2250, CT 1

CAYNON JESSIE/OSLAN JONEX
371 SW FEDERAL CT
FORT WHITE, FL 32038

2026

32-5S-16-03745-329

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

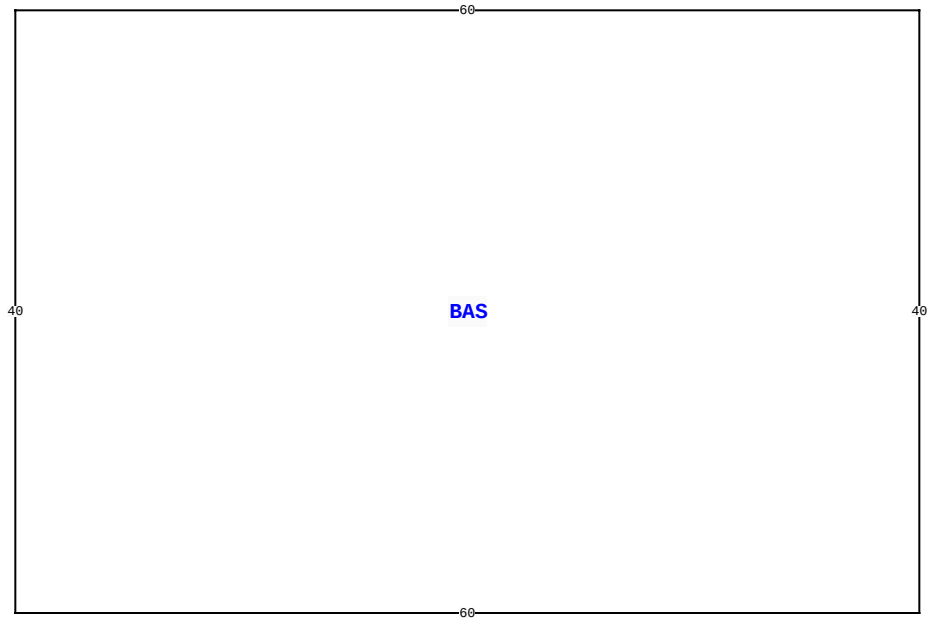
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	04	04 100
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	2,400	100		2,400	267,763
TOTALS	2,400			2,400	267,763

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0203	02	2,400	125.9500	129.73	311,352	2018	2018	0	0	0	14.00	86.00

1 MANUF 3 100% - 2022 Heated Area: 2400 HX Base Yr 2022



371 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		267,763
TOTAL MARKET OB/XF VALUE		35,607
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		358,370
SOH/AGL Deduction		57,290
ASSESSED VALUE		301,080
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		250,358
TOTAL JUST VALUE		358,370
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		368,010

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1448/109	9/22/2021	WD	Q	V	01	337,500
GRANTOR: TURNER FAMILY TRUST						
GRANTEE: CAYNON JESSIE						
1342/0261	7/10/2017	WD	U	I	11	100
GRANTOR: LISA KATHRYN VANN & D						
GRANTEE: ROBERT J & NANCY L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S40 E60 N40$.

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	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2022	2021		75	4,500	
2	0030	BARN,MT	0	100	0	0	1.00	UT	16,207.00	16,207.00	100	2022	2021		100	16,207	
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	200.00	200.00	100	2022	2021		100	200	
5	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
6	0060	CARPORT F	0	100	0	0	1.00	UT	2,900.00	2,900.00	100	2022	2021		100	2,900	
7	0081	DECKING WI	0	100	0	0	1.00	UT	1,800.00	1,800.00	100	2022	2021		100	1,800	

LAND DESCRIPTION

TOTAL OB/XF 35,607

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 07/15/2021 BY JB Total Acres: 5.11 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 11/18/2025 BY SYS