

COMM NE COR OF SE1/4, RUN W
640.35 FT, S 1038.86 FT FOR
POB, CONT S 1030.62 FT, W

PAPASSO GIUSEPPE/PAPASSO LUZ M
258 SW DAYBREAK CT
FORT WHITE, FL 32038

2026

32-6S-16-04019-005



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 80			
Interior Floo	13	LAM/VNLPLK 20			
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	03	03 100			
Kitchen Adjus	01	01 100			
Quality	05	05			
DOR CODE		5000IMPROVED AG			
MAP NUM		MKT AREA			02
NEIGHBORHOOD/LOC		32616.00		1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,782	100		1,782	105,214
UOP	150	25		38	2,243
UOP	240	25		60	3,543
TOTALS	2,172			1,880	111,000

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0201	02	1,880	114.2000	107.35	201,818	2006	2006	0	0	0	45.00	55.00	
1 MANUF 1 100% - 2020 Heated Area: 1782 HX Base Yr 2020													
258 SW DAYBREAK CT, FORT WHITE													
						BLD DATE					LGL DATE		
						XF DATE					LAND DATE	04/08/2025 MLU	
						INC DATE					AG DATE		

EXTRA FEATURES							258 SW DAYBREAK CT, FORT WHITE				INC DATE				AG DATE			
L N	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	2005	2005	3	100	1,200		
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	800		
3	0031	BARN,MT AE	0	100	40	40	1,600.00	UT	10.00	10.00	100	0	0	3	100	16,000		
4	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000		