

LOT 2 SUNVIEW ESTATES ADDITION S
AG 1026-1868, QC 1232-1162, WD 1

MCMILLAN DANIEL KEVIN
225 SW TARA CT
FORT WHITE, FL 32038

2026

33-5S-16-03745-302



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	08	SHT VINYL 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	01	NONE 100
Stories	1.	1. 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	33516.030	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,140	100	2023	1,140	108,248
TOTALS	1,140			1,140	108,248

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	900.00	900.00	
3	0030	BARN, MT	0	100	24	25	600.00	UT	20.00	20.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	0200	C	MBL HM	100		A-1	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0201	02	1,140	113.5000	106.69	121,627	2019	2019	0	0	11.00	89.00
1 MANUF 1 100% - 2024 Heated Area: 1140 HX Base Yr 2024											
225 SW TARA CT, FORT WHITE											
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 04/07/2025 MLU											

TOTAL OB/XF											
19,900											

COLUMBIA COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		108,248	
TOTAL MARKET OB/XF VALUE		19,900	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		183,148	
SOH/AGL Deduction		0	
ASSESSED VALUE		183,148	
TOTAL EXEMPTION VALUE		55,722	
BASE TAXABLE VALUE		127,426	
TOTAL JUST VALUE		183,148	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		185,581	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046100	Storage Building	16,500	12/14/2022
37128	M H	394	09/07/2018
34928	PUMP/UTPOL	50	02/10/2017

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1471/190	7/08/2022	WD	Q	I	03
GRANTOR: KAROLY BRENDA BRICKEL					
GRANTEE: MCMILLAN DANIEL KEV					
1471/189	6/03/2022	WD	U	I	34
GRANTOR: SUBRANDY LIMITED PART					
GRANTEE: KAROLY BRENDA BRICK					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2023;ORIG=16,12] E76 S15 W76 N15 \$											