LOT 11 SUNVIEW ESTATES ADD S/D
IN QC 1390-1540.

CARPENTER PETER A
250 SW TARA CT
FORT WHITE, FL 32038

**2025**

**33-5S-16-03745-311**

## 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 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 02 | WINDOW 100 |
| Heating Type | 02 | CONVECTION 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 2 100 |
| Stories | 1. | 1. 100 |
| Architectual | 01 | CONV 100 |
| Units | | 0 100 |
| Quality | 05 | 05 |

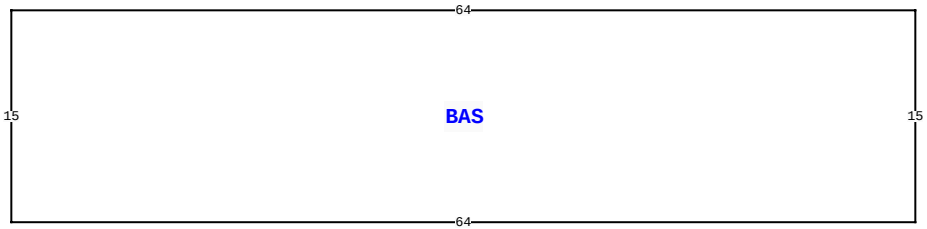
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 02
NEIGHBORHOOD/LOC 33516.030 1.00/

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 960 | 100 | | 960 | 57,746 |
| TOTALS | 960 | | | 960 | 57,746 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0201 | 02 | 960 | 104.9000 | 98.61 | 94,666 | 2008 | 2008 | 0 | 0 | 0 | 39.00 | 61.00 |

1 MANUF 1 100% - 2017 Heated Area: 960 HX Base Yr 2017




250 SW TARA CT, FORT WHITE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/21/2023 MLU |
| INC DATE | | AG DATE | |

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 57,746 |
| TOTAL MARKET OB/XF VALUE | | 19,172 |
| TOTAL LAND VALUE - MARKET | | 33,000 |
| TOTAL MARKET VALUE | | 109,918 |
| SOH/AGL Deduction | | 35,372 |
| ASSESSED VALUE | | 74,546 |
| TOTAL EXEMPTION VALUE | HX HB SX | 74,546 |
| BASE TAXABLE VALUE | | 0 |
| TOTAL JUST VALUE | | 109,918 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 109,118 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 29612 | M H | 371 | 08/08/2011 |
| 29176 | GARAGE | 60 | 02/11/2011 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1204/2698 | 11/16/2010 | WD | U | V | 37 | 21,500 |
| GRANTOR: SUBRANDY | | | | | | |
| GRANTEE: PETER A & WANDA M C | | | | | | |
| 1161/1828 | 10/22/2008 | CT | Q | V | 01 | 100 |
| GRANTOR: CLERK OF COURT | | | | | | |
| GRANTEE: SUBRANDY | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS= W64 S15 E64 N15$.

### 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 | 0296 | SHED METAL | 0 | 100 | 24 | 60 | 1,440.00 | UT | 6.30 | 6.30 | 100 | 2011 | 2011 | 3 | 100 | 9,072 | |
| 2 | 0060 | CARPORT F | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2014 | 2014 | 3 | 100 | 1,200 | |
| 3 | 9945 | Well/Sept | 0 | 100 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | | | 3 | 100 | 7,000 | |
| 4 | 0070 | CARPORT UF | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2014 | 2014 | 3 | 100 | 800 | |
| 5 | 0070 | CARPORT UF | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2019 | 2019 | 3 | 100 | 800 | |
| 6 | 0169 | FENCE/WOOD | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2020 | 2020 | 3 | 100 | 300 | |

### LAND DESCRIPTION

TOTAL OB/XF 19,172

| 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 | 0.66 | LT | | 1.00 | 1.00 | 1.00 | 50,000.00 | 50,000.00 | 33,000 | | | | | | | |

REVIEW DATE 02/11/2020 BY BC Total Acres: 3.00 Total Land Value: 33,000 Market: 0 Agricultural: 0 Common: 33,000 PRINTED 08/19/2025 BY SYS