

THOMAS ALBERT F/THOMAS PEARLENA
268 SW SUNVIEW ST
FORT WHITE, FL 32038

33-5S-16-03751-204

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY										PAGE 1 of 1										3			
ELEMENT		CD		CONSTRUCTION		TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		AP		NORM		% COND		VALUATION SUMMARY											
Exterior Wall		17		MSNRY STUC 60		0100		01		2,298		118.1460		132.32		304,071		2002		2002		0		0		25		23.00		52.00		VALUATION BY					STANDARD						
Exterior Wall		19		COMMON BRK 40		1		SINGLE FAM		100%		2009		Heated Area: 2018										HX Base Yr 2009										Tax Group: 3					Tax Dist:				
Roof Structur		03		GABLE/HIP 100																												BUILDING MARKET VALUE					158,117						
Roof Cover		12		MODULAR MT 100																												TOTAL MARKET OB/XF VALUE					1,800						
Interior Wall		05		DRYWALL 100																												TOTAL LAND VALUE - MARKET					35,000						
Interior Floo		15		HARDTILE 80																												TOTAL MARKET VALUE					194,917						
Interior Floo		14		CARPET 20																												SOH/AGL Deduction					65,424						
Air Condition		03		CENTRAL 100																												ASSESSED VALUE					129,493						
Heating Type		04		AIR DUCTED 100																												TOTAL EXEMPTION VALUE					HX HB 50,722						
Bedrooms				3 100																												BASE TAXABLE VALUE					78,771						
Bathrooms				2 100																												TOTAL JUST VALUE					194,917						
Frame		03		MASONRY 100																												NCON VALUE					0						
Stories		1.		1. 100																												INCOME VALUE											
Architectual		05		CONV 100																												PREVIOUS YEAR MKT VALUE					197,958						
Units				0 100																																							
Condition Adj		03		03 100																																							
Kitchen Adjus		01		01 100																																							
Quality		05		05																																							
DOR CODE		0100		SINGLE FAMILY																																							
MAP NUM				MKT AREA																																	02						
NEIGHBORHOOD/LOC		33516.020		1.00/																																							
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE																																	
BAS		285		100				285		19,610																																	
BAS		1,733		100				1,733		119,242																																	
PTO		162		5				8		551																																	
UGR		528		45				238		16,376																																	
USP		96		35				34		2,339																																	
TOTALS		2,804						2,298		158,117																																	
EXTRA FEATURES										268 SW SUNVIEW ST, FORT WHITE										BLD DATE				LGL DATE		05/10/2024		MLU															
																				XF DATE				LAND DATE																			
																				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		0031		BARN,MT AE		0 100		0 0		1.00		UT 0.00				0.00		100		2014		2014		3		100		1,800															