LOT 9 SOUTHWIND S/D.
1115-2749, WD 1137-1888, QC 1350

FULGER JOHNNY/FULGER JOANNA
504 SW SUNVIEW ST
FORT WHITE, FL 32038

2026

33-5S-16-03751-218

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 60
Interior Floo	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	05	05

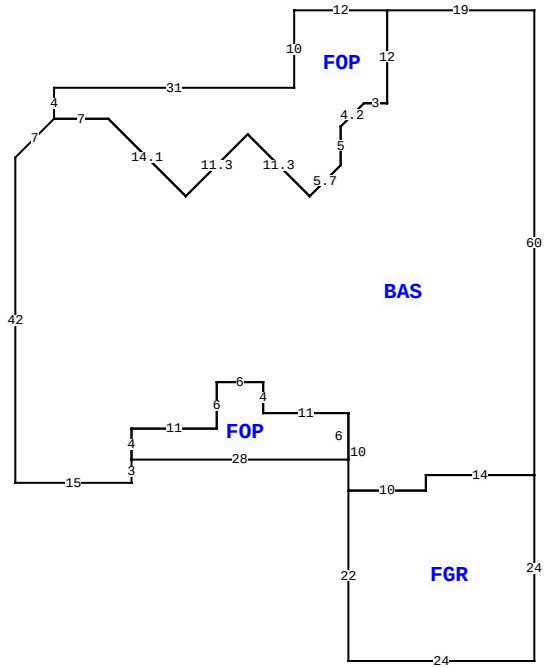
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 33516.020 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,974	100		2,974	237,238
FGR	556	55		306	24,410
FOP	170	30		51	4,069
FOP	463	30		139	11,088
TOTALS	4,163			3,470	276,804

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,470	113.0500	126.62	439,371	2008	2008	20	0	0	17.00	63.00

1 SINGLE FAM 100% - 2009 Heated Area: 2974 HX Base Yr 2009



474 SW SUNVIEW ST, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		276,804
TOTAL MARKET OB/XF VALUE		1,300
TOTAL LAND VALUE - MARKET		57,750
TOTAL MARKET VALUE		335,854
SOH/AGL Deduction		110,688
ASSESSED VALUE		225,166
TOTAL EXEMPTION VALUE	HX HB 13	225,166
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		335,854
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		340,247

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046165	Solar Power Syste	54,206	12/22/2022
26204	SFR	848	09/06/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1350/1887	12/28/2017	QC	U	I	11	100
GRANTOR: YOLANDA FULGER & ALFR						
GRANTEE: JOHNNY & JOANNA FUL						
1137/1888	12/05/2007	WD	Q	V	01	100
GRANTOR: YOLANDA M FULGER						
GRANTEE: JOHNNY & JOANNA FUL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W19 FOP= W12 S10 W31 S4 E7 D10 R10 R8 U8 D8 R8 R4 U4 N5 R3 U3 E3 N12$ S12 W3 D3 L3 S5 D4 L4 L8 U8 D8 L8 L10 U10 W7 D5 L5 S42 E15 N3 FOP= E28 N6 W11 N4 W6 S6 W11 S4$ N4 E11 N6 E6 S4 E11 S10 FGR= S22 E24 N24 W14 S2 W10$ E10 N2 E14 N60$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2008	2008	3	100	1,200	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 1,300

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	0100	C	SFR	100		A-1	0.00	0.00	0.50	LT		1.00	1.00	1.00	55,000.00	55,000.00	27,500							
2	0000	C	VAC RES	100		A-1	0.00	0.00	0.50	LT		1.00	1.00	1.10	55,000.00	60,500.00	30,250							

REVIEW DATE 02/12/2020 BY BC Total Acres: 5.00 Total Land Value: 57,750 Market: 0 Agricultural: 0 Common: 57,750 PRINTED 11/14/2025 BY SYS