LOT 24 SOUTH WIND ADDITION.
824-874, QC 1214-1707, WD 1216-1

DONALDSON CAROLYN R
475 SW SUNVIEW ST
FORT WHITE, FL 32038-4307

2026

33-5S-16-03751-324

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

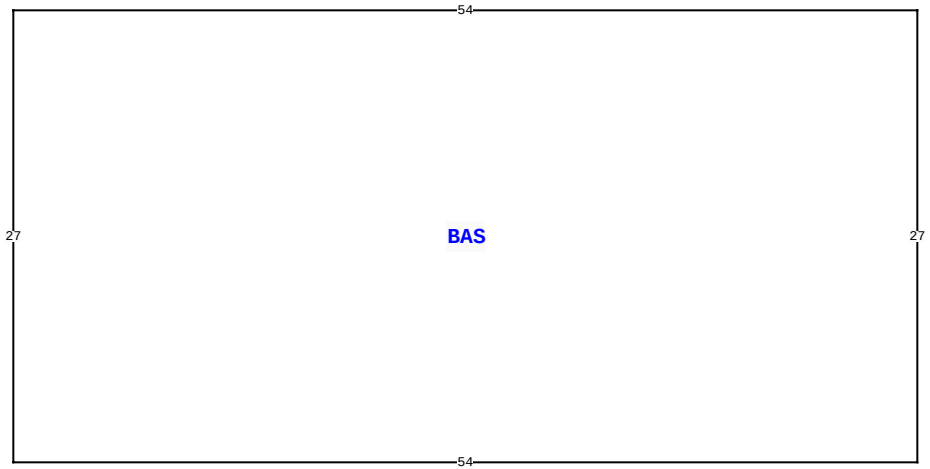
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
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	1,458	100		1,458	106,153
TOTALS	1,458			1,458	106,153

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,458	113.9000	107.07	156,108	2011	2011	0	0	0	32.00	68.00

1 MANUF 1 100% - 2012 Heated Area: 1458 HX Base Yr 2012



475 SW SUNVIEW ST, FORT WHITE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		106,153
TOTAL MARKET OB/XF VALUE		10,540
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		171,693
SOH/AGL Deduction		77,087
ASSESSED VALUE		94,606
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		43,884
TOTAL JUST VALUE		171,693
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		176,377

PERMIT NUM	DESCRIPTION	AMT	ISSUED
29538	M H	445	07/13/2011
14783	M H	125	12/14/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1216/1147	6/15/2011	WD	Q	V	01	35,000
GRANTOR: SUBRANDY LIMITED PART						
GRANTEE: CAROLYN R DONALDSON						
1214/1707	4/30/2011	QC	U	V	11	100
GRANTOR: LENVIL DICKS						
GRANTEE: SUBRANDY LIMITED PA						

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	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	200	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2011	2011	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	0294	SHED WOOD/	0	100	10	16	160.00	UT	9.00	9.00	100	2011	2011	3	100	1,440	
5	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2020	2020	3	100	300	
6	0081	DECKING WI	0	100	0	0	1.00	UT	400.00	400.00	100	2021	2014		100	400	

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W54 S27 E54 N27$.

LAND DESCRIPTION

TOTAL OB/XF 10,540

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	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 02/13/2020 BY BC Total Acres: 5.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 10/02/2025 BY SYS