COMM SE COR OF SW1/4 OF NW1/4,
RUN N 650 FT, W 630 FT FOR
POB, RUN N 210 FT, W 210 FT,

SALLEE MICHAEL/MCDONALD LATREECE
145 SW WINONA GLN
FORT WHITE, FL 32038

2026

33-6S-16-04043-000

BUILDING CHARACTERISTICS

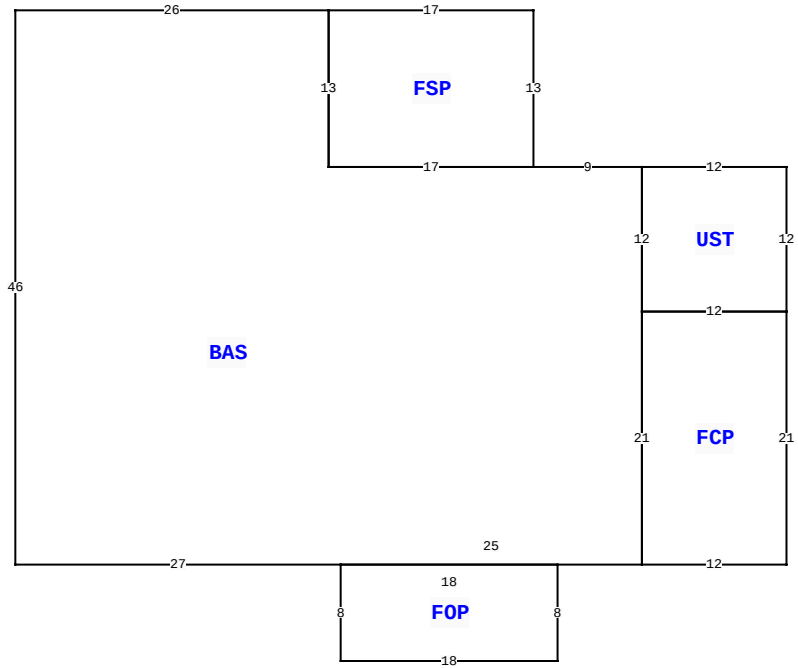
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	06	VINYL ASB 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	16.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,054	100		2,054	102,349
FCP	252	25		63	3,140
FOP	144	30		43	2,142
FSP	221	40		88	4,385
UST	144	45		65	3,239
TOTALS	2,815			2,313	115,255

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,313	68.4432	76.66	177,315	1983	1983	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2020 Heated Area: 2054 HX Base Yr 2020



145 SW WINONA GLN, 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 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		115,255
TOTAL MARKET OB/XF VALUE		600
TOTAL LAND VALUE - MARKET		14,000
TOTAL MARKET VALUE		129,855
SOH/AGL Deduction		38,985
ASSESSED VALUE		90,870
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		40,148
TOTAL JUST VALUE		129,855
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		129,855

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1395/1818	10/02/2019	AG	U	I	21	66,000
GRANTOR: SUWANNEE VALLEY PROPE						
GRANTEE: MICHAEL SALLEE & LA						
1361/0582	5/25/2018	WD	U	I	18	35,500
GRANTOR: FANNIE MAE AKA FEDERA						
GRANTEE: SUWANNEE VALLEY PRO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W9 FSP= N13 W17 S13 E17$ W17 N13 W26 S46 E27 FOP= S8E18 N8 W18$ E25 FCP= E12 N21 W12 S21$ N21 UST= E12 N12 W12S12$ N12$.

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	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	400	
2	0285	SALVAGE	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 600

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		00	0.00	0.00	0.50	AC		1.00	1.00	1.00	14,000.00	14,000.00	7,000							
2	0100	C	SFR	100		00	0.00	0.00	0.50	AC		1.00	1.00	1.00	14,000.00	14,000.00	7,000							

REVIEW DATE 06/15/2015 BY DF Total Acres: 1.00 Total Land Value: 14,000 Market: 0 Agricultural: 0 Common: 14,000 PRINTED 11/10/2025 BY SYS