

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame		N/A 100
Stories	1.5	1.5 100
Architectural	05	CONV 100
Units		0 100
Condition Adj	04	04 100
Kitchen Adjus	01	01 100

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0300	01	2,383	144.0747	175.77	418,860	1987	1995	0	0	30.00	70.00

1 SFR PILING 0% - 0
Heated Area: 1568
HX Base Yr

586 SW MANATEE TER, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/13/2025
INC DATE		AG DATE	MLU

Quality	06	06			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 02			
NEIGHBORHOOD/LOC	100000.02	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	192	100		192	23,624
BAS	936	100		936	115,165
FEP	1,019	80		815	100,277
FUS	440	100		440	54,137
TOTALS	2,587			2,383	293,202

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	0294	SHED WOOD/	0	0	8	12	96.00	UT	3.50	3.50	100	1993	1993	3	100	336	
2	0084	DOCK-RIVER	0	0	10	23	230.00	UT	14.50	14.50	100	1987	1987	3	40	1,334	
3	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2015	2015	3	100	1,200	
4	0166	CONC,PAVMT	0	0	18	46	828.00	UT	3.00	3.00	100	2015	2015	3	100	2,484	

TOTAL OB/XF																	5,354							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0132	C	SFR RIVER	0		A-1	0.00	0.00	100.00	FF		1.00	1.00	1.25	750.00	937.50	93,750							

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		293,202	
TOTAL MARKET OB/XF VALUE		5,354	
TOTAL LAND VALUE - MARKET		93,750	
TOTAL MARKET VALUE		392,306	
SOH/AGL Deduction		0	
ASSESSED VALUE		392,306	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		392,306	
TOTAL JUST VALUE		392,306	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		396,495	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051749	Electrical Servic	0	12/09/2024

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1109/0150	1/25/2007	WD Q	Q	I		285,000
GRANTOR: MAKA SANCHANDRA & MOG						
GRANTEE: DIMITRIOS & GAIL AG						
0924/0151	3/22/2001	WD U	U	I		100
GRANTOR: MAKA SANCHANDRA AS TR						
GRANTEE: MAKA SANCHANDRA & M						

BUILDING NOTES	

BUILDING DIMENSIONS	
FEP=[ORIG=0,0] W10 N14 E19 S38 E6 S33 W6 N27 W3 N15 W3 S27 W32 N46 E3 S40 E26 N36 \$	
BAS=[ORIG=0,0] W26 S36 E26 N36 \$	
FUS=[ORIG=15,0] N22 E20 S22 W20 \$	
BAS=[ORIG=-26,0] N12 E16 S12 W16 \$	