LOTS 32, 33, 34 & 35 UNIT 14 THR ESTATES.

ZAWOY SCOTT JAMES
711 SW CALIFORNIA TER
FORT WHITE, FL 32038

2027

00-00-00-00909-032

BUILDING CHARACTERISTICS

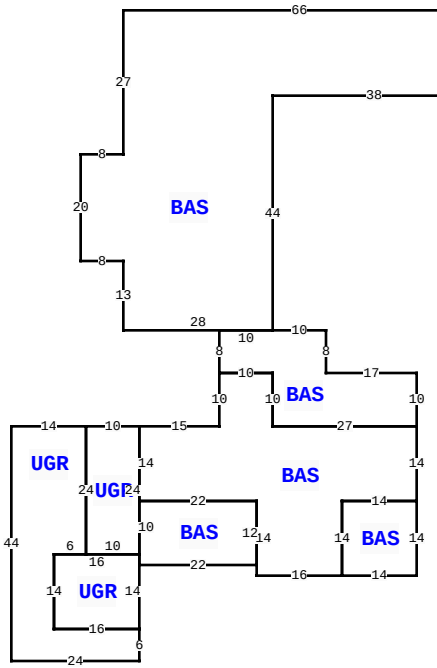
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
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	100000.14	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	196	100		196	11,450
BAS	264	100		264	15,423
BAS	430	100		430	25,121
BAS	1,052	100		1,052	61,459
BAS	2,448	100		2,448	143,015
UGR	224	45		101	5,900
UGR	240	45		108	6,310
UGR	592	45		266	15,540
TOTALS	5,446			4,865	284,218

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0210	02	4,865	113.0000	106.22	516,760	1985	1990	0	0	0	45.00	55.00

1 MODULAR 1 100% - 1999 Heated Area: 4390 HX Base Yr 1999



697 SW CALIFORNIA TER, FORT WHITE

BLD DATE		LGL DATE	04/14/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

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	0294	SHED WOOD/	0	100	8	8	64.00	UT	3.00	3.00	100	0	0	3	100	192	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2006	2006	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	0280	POOL R/CON	0	100	19	32	608.00	UT	70.00	70.00	100	2009	2009	3	61	25,962	
5	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	400	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		284,218
TOTAL MARKET OB/XF VALUE		34,754
TOTAL LAND VALUE - MARKET		81,600
TOTAL MARKET VALUE		400,572
SOH/AGL Deduction		238,699
ASSESSED VALUE		161,873
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		110,462
TOTAL JUST VALUE		400,572
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		400,572

PERMIT NUM	DESCRIPTION	AMT	ISSUED
28684	ADDN SFR	668	06/23/2010
27460	POOL	85	11/03/2008
24056	GARAGE	125	01/20/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q/U	V/I	RSN CD	SALE PRICE
0872/2036	1/11/1999	WD	Q	V	01	100
GRANTOR: ROBERT & CHARLENE ZAW						
GRANTEE: SCOTT JAMES ZAWOY						
0870/1904	12/07/1998	WD	Q	I	01	0
GRANTOR: ROBERT & CHARLENE ZAW						
GRANTEE: SCOTT JAMES ZAWOY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= N10 W17 N8 W10 BAS= N44 E38 N16 W66 S27 W8 S20 E8 S13 E28$W10 S8 E10 S10 E27$ BAS= W27 N10 W10 S10 W15 UGR= W10 UGR= W14S44 E24 N6 W16 N14 E6 N24$ S24E10 N24$ S14 BAS= S10 UGR= W16 S14 E16 N14$ S2 E22 N12 W22$ E22 S14 E16 BAS= E14 N14 W14 S14$ N14 E14 N14$.

LAND DESCRIPTION

TOTAL OB/XF 34,754

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	4.00	LT		1.00	1.00	0.85	24,000.00	20,400.00	81,600							

REVIEW DATE 02/08/2016 BY DF Total Acres: 3.78 Total Land Value: 81,600 Market: 0 Agricultural: 0 Common: 81,600 PRINTED 11/20/2026 BY SYS