FORT WHITE: S1/2 OF BLOCK 107.

933-1912, WD 1039-2568, WD 1072-

PHILLIPS SAURAHNEE ANN
227 SW FORSYTHE AVE
FORT WHITE, FL 32038

2027

00-00-00-14461-001

BUILDING CHARACTERISTICS

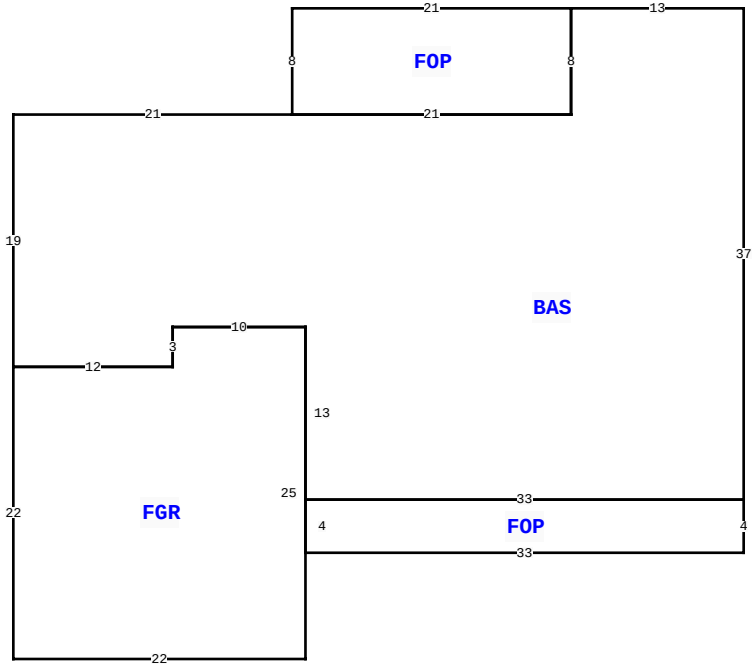
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	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	16.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,449	100		1,449	150,796
FGR	514	55		283	29,452
FOP	132	30		40	4,163
FOP	168	30		50	5,203
TOTALS	2,263			1,822	189,614

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,822	116.8000	128.48	234,091	2006	2006	0	0	0	19.00	81.00

1 SINGLE FAM 100% - 2024 Heated Area: 1449 HX Base Yr 2024



227 SW FORSYTHE AVE, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/20/2022 MLU
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	0166	CONC,PAVMT	0	100	0	0	939.00	UT	2.50	2.50	100	2006	2006	3	100	2,348	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		189,614
TOTAL MARKET OB/XF VALUE		2,348
TOTAL LAND VALUE - MARKET		17,424
TOTAL MARKET VALUE		209,386
SOH/AGL Deduction		0
ASSESSED VALUE		209,386
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		157,975
TOTAL JUST VALUE		209,386
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		212,839

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046133	Solar Power Syste	54,988	12/20/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1467/2262	5/26/2022	WD	Q	I	01	230,000
GRANTOR: PRIZAMENT ELI						
GRANTEE: PHILLIPS SAURAHNEE						
1072/0724	1/27/2006	WD	Q	V		24,000
GRANTOR: JOANNE(9/10 INT)&MELL						
GRANTEE: ELI PRIZAMENT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W21 S19 FGR= S22 E22 N25 W10 S3 W12$ E12 N3 E10 S13 FOP= S4 E33 N4 W33$ E33 N37 W13 FOP= W21 S8 E21 N8$ S8 W21$.

LAND DESCRIPTION

TOTAL OB/XF 2,348

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	21,780.00	SF		1.00	1.00	1.00	0.80	0.80	17,424							

REVIEW DATE 09/09/2022 BY ME Total Acres: 0.50 Total Land Value: 17,424 Market: 0 Agricultural: 0 Common: 17,424 PRINTED 11/17/2026 BY SYS