LOT 30 CARDINAL FARMS UNREC:
COMM AT THE SE COR OF SEC. RUN
W 5311.34 FT. TO THE SW COR OF

PRICE SELINE SEALY/PRICE WILLIAM S
354 SW CROWNHILL CT
FORT WHITE, FL 32038

**2027**

**11-6S-16-03815-130**

## BUILDING CHARACTERISTICS

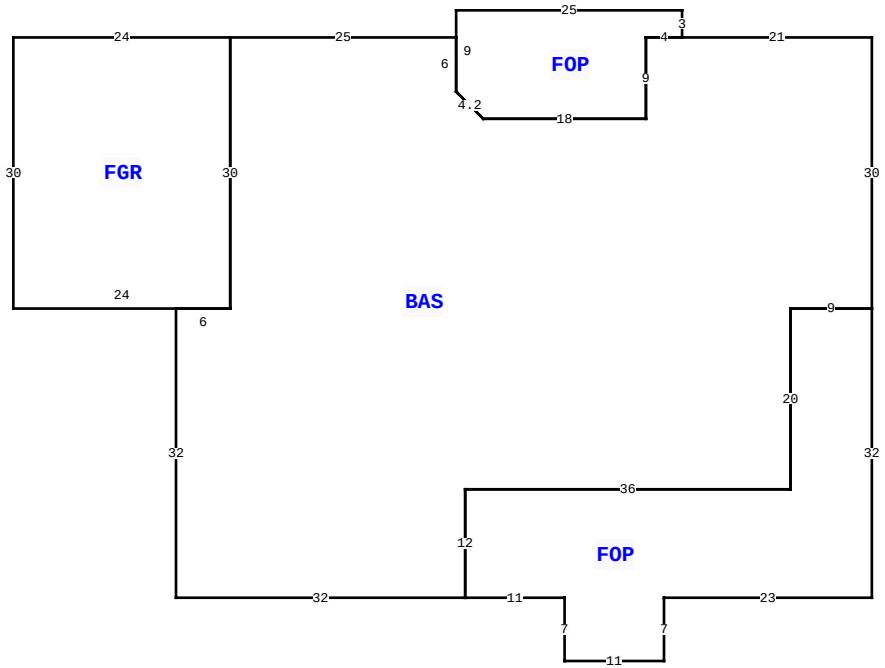
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 12 | HARDWOOD 80 |
| Interior Floo | 15 | HARDTILE 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 4 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Architectual | 05 | CONV 100 |
| Units | | 0 100 |
| Quality | 07 | 07 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 02 |
| NEIGHBORHOOD/LOC | 11616.00 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 3,690 | 100 | | 3,690 | 382,531 |
| FGR | 720 | 55 | | 396 | 41,052 |
| FOP | 260 | 30 | | 78 | 8,086 |
| FOP | 797 | 30 | | 239 | 24,776 |
| TOTALS | 5,467 | | | 4,403 | 456,445 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 4,403 | 115.9950 | 127.59 | 561,779 | 2010 | 2010 | 0 | 0 | 0 | 18.75 | 81.25 |

1 SINGLE FAM 0% - 2027 Heated Area: 3690 HX Base Yr




354 SW CROWNHILL CT, FORT WHITE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/07/2026 MLU |
| INC DATE | | AG DATE | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 456,445 |
| TOTAL MARKET OB/XF VALUE | 4,537 |
| TOTAL LAND VALUE - MARKET | 113,310 |
| TOTAL MARKET VALUE | 574,292 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 574,292 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 574,292 |
| TOTAL JUST VALUE | 574,292 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 582,592 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 28028 | SFR | 1,514 | 08/24/2009 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1102/2307 | 11/21/2006 | WD | Q | V | 04 | 100 |
| GRANTOR: SUBRANDY LIMITED PART | | | | | | |
| GRANTEE: NORMAN & CHRISTINE | | | | | | |
| 1102/2310 | 11/17/2006 | WD | Q | V | | 125,000 |
| GRANTOR: NORMAN & CHRISTINE MI | | | | | | |
| GRANTEE: PRICE SELINE SEALY | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W21 FOP= N3 W25 S9 D3 R3 E18 N9 E4$ W4 S9 W18 L3 U3 N6 W25 FGR= W24 S30 E24 N30$ S30 W6 S32 E32 FOP= E11 S7 E11 N7 E23 N32 W9 S20 W36 S12$ N12 E36 N20 E9 N30$.

## 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 | 0060 | CARPORT F | 0 | 0 | 28 | 30 | 840.00 | UT | 3.50 | 3.50 | 100 | 2010 | 2010 | 3 | 100 | 2,940 | |
| 2 | 0166 | CONC,PAVMT | 0 | 0 | 0 | 0 | 354.00 | UT | 2.25 | 2.25 | 100 | 2010 | 2010 | 3 | 100 | 797 | |
| 3 | 0260 | PAVEMENT-A | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2014 | 2014 | 3 | 100 | 800 | |

## LAND DESCRIPTION

TOTAL OB/XF 4,537

| 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 | 0 | | A-1 | 0.00 | 0.00 | 12.59 | AC | | 1.00 | 1.00 | 1.00 | 9,000.00 | 9,000.00 | 113,310 | | | | | | | |

REVIEW DATE 04/28/2026 BY KS Total Acres: 12.59 Total Land Value: 113,310 Market: 0 Agricultural: 0 Common: 113,310 PRINTED 11/17/2026 BY SYS