

COMM SE COR OF SE1/4 OF SW1/4, W  
383.45 FT FOR POB, CONT N 383.11  
FT, N 20 FT, W 540 FT, S 393.43

MENENDEZ TRUST DATED NOVEMBER 22, 2024  
279 SW SULLIVAN LN  
FORT WHITE, FL 32038

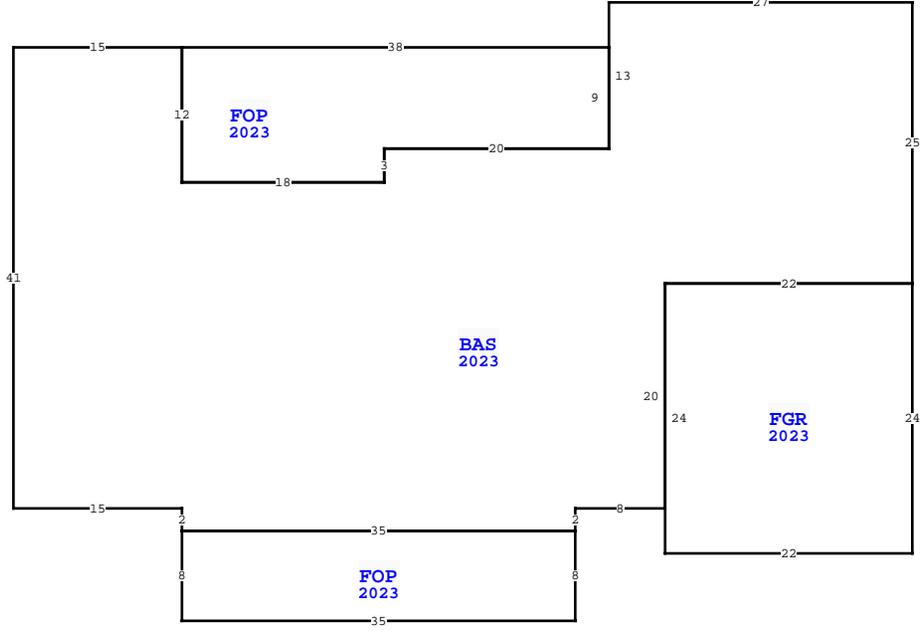
2026

13-7S-16-04203-005



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Exterior Wall	00	N/A	0
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	100
Interior Floor	00	N/A	0
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		3	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	07	07	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	13716.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,622	100	2023
FGR	528	55	2023
FOP	280	30	2023
FOP	396	30	2023
TOTALS	3,826		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2024		Heated Area: 2622		HX Base Yr	2024			



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		418,998	
TOTAL MARKET OB/XF VALUE		9,400	
TOTAL LAND VALUE - MARKET		81,120	
TOTAL MARKET VALUE		509,518	
SOH/AGL Deduction		11,911	
ASSESSED VALUE		497,607	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		446,196	
TOTAL JUST VALUE		509,518	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		492,869	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042427	New Residential C	384,000	07/28/2021
18609	M H	125	08/15/2001
18488	PUMP/UTPOL	30	07/09/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1528/356	11/22/2024	QC	U	I	11	100

GRANTOR: MENENDEZ THOMAS E  
GRANTEE: MENENDEZ TRUST

1422/1530	10/05/2020	QC	U	V	11	0
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GRANTOR: THOMAS E MENENDEZ  
GRANTEE: THOMAS E MENENDEZ &

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	100	2023
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	100	2022
3	0166	CONC, PAVMT	0	100	0	0	400.00	UT	3.00	100	2022

TOTAL OB/XF											
9,400											

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2023;ORIG=90,10] W27 S13 W20 S3 W18 N12 W15 S41 E15											
S2 E35 N2 E8 N20 E22 N25 \$											
FOP=[YR=2023;ORIG=63,14] W38 S12 E18 N3 E20 N9 \$											
FOP=[YR=2023;ORIG=25,57] E35 S8 W35 N8 \$											
FGR=[YR=2023;ORIG=68,35] E22 S24 W22 N24 \$											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0100	C	SFR	100		A-1	0.00	0.00	6.76	AC	1.00