

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

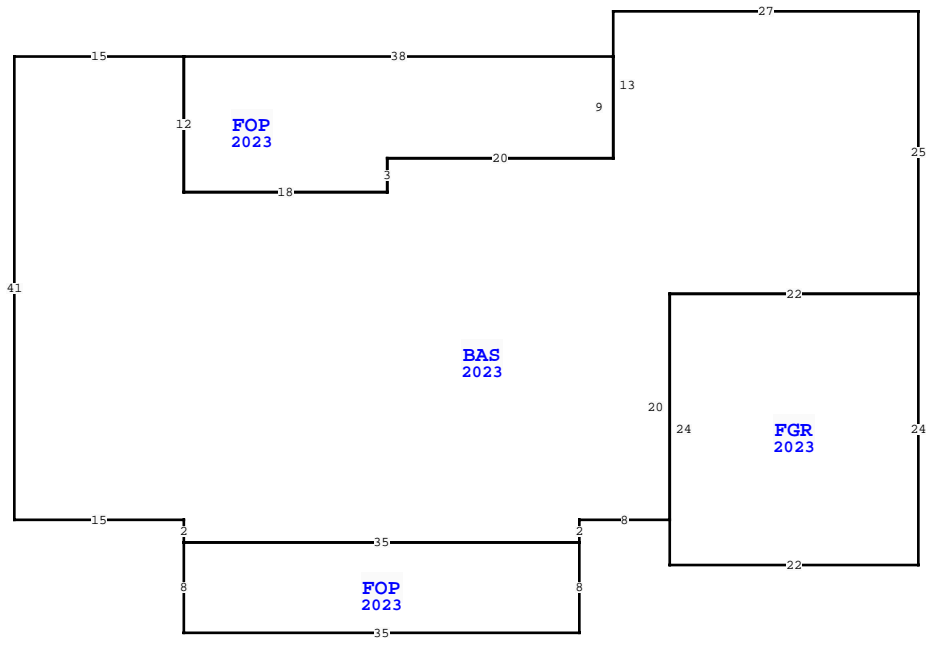
MENENDEZ TRUST DATED NOVEMBER 22, 2024  
279 SW SULLIVAN LN  
FORT WHITE, FL 32038

**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			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		411,625	
TOTAL MARKET OB/XF VALUE		9,400	
TOTAL LAND VALUE - MARKET		81,120	
TOTAL MARKET VALUE		502,145	
SOH/AGL Deduction		4,538	
ASSESSED VALUE		497,607	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		446,196	
TOTAL JUST VALUE		502,145	
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
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	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES							
1	9945	Well/Sept	0	100	0	0		1.00	UT 7,000.00	100			3	100	7,000								
2	0190	FPLC PF	0	100	0	0		1.00	UT 1,200.00	100	2023	2022		100	1,200								
3	0166	CONC, PAVMT	0	100	0	0		400.00	UT 3.00	100	2023	2022		100	1,200								
TOTALS													3,826								3,115	411,625	

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026
INC DATE		AG DATE	MLU

BUILDING NOTES	

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													TOTAL OB/XF												
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	0100	C	SFR	100		A-1	0.00	0.00	6.76	AC		1.00	1.00	1.00	12,000.00	12,000.00	81,120								