

COMM NE COR, RUN W 424.85 FT
FOR POB, CONT W 435.06 FT, S
1327.80 FT TO C/L OF A 60 FT

FONSECO CHARLES J/MAYE DEBRA BLOUNT
700 CYPRESS POINTE DR EAST
PEMBROKE PINES, FL 33027

2026

14-6S-16-03818-311



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	17	MSNRY STUC	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floo	15	HARDTILE	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	100
Bathrooms		2	100
Frame	03	MASONRY	100
Stories	1.	1.	100
Architctual Units	05	CONV	100
		0	100
Quality	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	1416.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,568	100	
			TOT ADJ AREA
			1,568
			SUBAREA MARKET VALUE
			199,763
TOTALS	1,568		1,568
			199,763

MARKET ADJUSTMENTS																								
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND													
1	SINGLE FAM	0% - 0																						
			Heated Area: 1568			HX Base Yr																		
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td>05/07/2026</td> <td>MLU</td> </tr> </tbody> </table>													BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE					05/07/2026	MLU
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE																			
				05/07/2026	MLU																			

383 SW PATHFINDER GLN, FORT WHITE

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			199,763
TOTAL MARKET OB/XF VALUE			9,304
TOTAL LAND VALUE - MARKET			97,686
TOTAL MARKET VALUE			306,753
SOH/AGL Deduction			15,518
ASSESSED VALUE			291,235
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			291,235
TOTAL JUST VALUE			306,753
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			308,948

PERMIT NUM	DESCRIPTION	AMT	ISSUED
34130	SFR	70	06/09/2016
32553	SFR	486	12/18/2014

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1315/2459	5/25/2016	WD U	I	I	12	155,000
GRANTOR: MIAMI FIREFIGHTERS FE						
GRANTEE: CHARLES J FONSECO &						
1310/1980	3/03/2016	WD U	I	I	12	266,600
GRANTOR: SHARON L MAYES						
GRANTEE: MIAMI FIREFIGHTERS						

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0294	SHED WOOD/	0	0	12	16	192.00	UT	12.00	12.00	100	2008
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100	2008

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS= W49 S32 E49 N32\$.												

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	DPHT 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	1.06	AC		1.00	1.00	0.90	9,000.00	8,100.00	8,586								
2	0000	C	VAC RES	0			0.00	0.00	11.00	AC		1.00	1.00	0.90	9,000.00	8,100.00	89,100								