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

2027

14-6S-16-03818-311

BUILDING CHARACTERISTICS

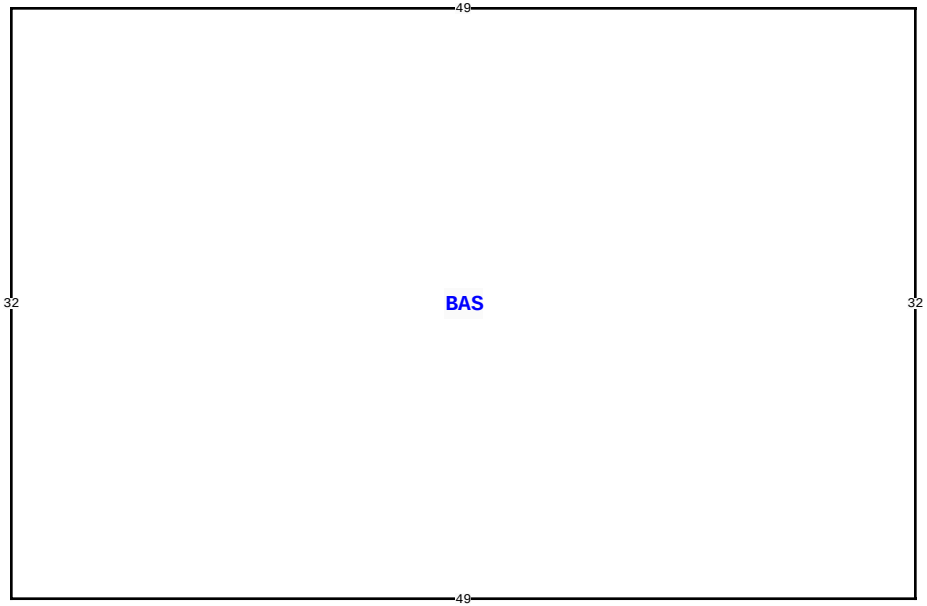
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,568	100		1,568	196,196
TOTALS	1,568			1,568	196,196

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,568	125.0000	137.50	215,600	2016	2016	0	0	0	9.00	91.00

1 SINGLE FAM 0% - 0 Heated Area: 1568 HX Base Yr



383 SW PATHFINDER GLN, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 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	0294	SHED WOOD/	0	0	12	16	192.00	UT	12.00	12.00	100	2008	2008	3	100	2,304	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	196,196
TOTAL MARKET OB/XF VALUE	9,304
TOTAL LAND VALUE - MARKET	97,686
TOTAL MARKET VALUE	303,186
SOH/AGL Deduction	0
ASSESSED VALUE	303,186
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	303,186
TOTAL JUST VALUE	303,186
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	306,753

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	12	155,000
GRANTOR: MIAMI FIREFIGHTERS FE						
GRANTEE: CHARLES J FONSECO &						
1310/1980	3/03/2016	WD	U	I	12	266,600
GRANTOR: SHARON L MAYES						
GRANTEE: MIAMI FIREFIGHTERS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W49 S32 E49 N32$.

LAND DESCRIPTION

TOTAL OB/XF 9,304

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	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							

REVIEW DATE 05/12/2026 BY KS Total Acres: 12.06 Total Land Value: 97,686 Market: 0 Agricultural: 0 Common: 97,686 PRINTED 11/17/2026 BY SYS