COMM NW COR OF SEC, E 25 FT TO E RD, CONT E 815.61 FT, S 3500.77 769.99 FT TO W R/W LINE SW HENDE

SHUGART DONALD GLENN
1468 SW MAIN BLVD, SUITE 105
LAKE CITY, FL 32025

2027

16-6S-16-03832-213

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	06	06

DOR CODE 0100 SINGLE FAMILY

MAP NUM | MKT AREA 02

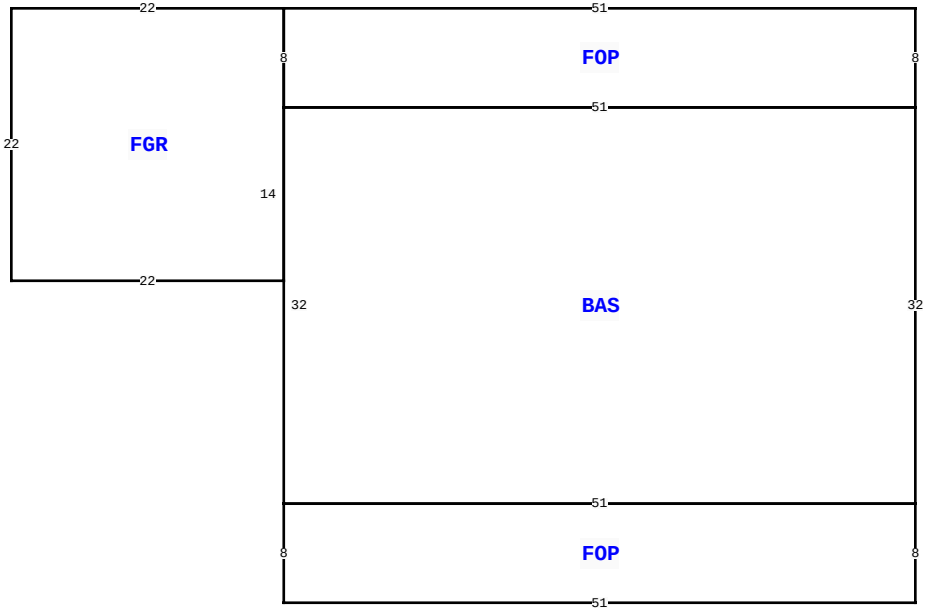
NEIGHBORHOOD/LOC 16616.020 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,632	100		1,632	190,082
FGR	484	55		266	30,982
FOP	408	30		122	14,209
FOP	408	30		122	14,209
TOTALS	2,932			2,142	249,483

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,142	115.0905	126.60	271,177	2017	2017	0	0	0	8.00	92.00

1 SINGLE FAM 100% - 2018 Heated Area: 1632 HX Base Yr 2018



390 SW HENDERSON TER, 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		249,483
TOTAL MARKET OB/XF VALUE		864
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		315,347
SOH/AGL Deduction		108,185
ASSESSED VALUE		207,162
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		155,751
TOTAL JUST VALUE		315,347
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		319,880

PERMIT NUM	DESCRIPTION	AMT	ISSUED
34449	SFR	839	09/14/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1304/0408	11/06/2015	WD	Q	V	01	25,000
GRANTOR: JUAN F & SHERRY L ZUN						
GRANTEE: DONALD GLENN SHUGAR						
1026/1573	9/10/2004	WD	Q	V		25,000
GRANTOR: JOANN WITT BESTOSO						
GRANTEE: ZUNIGA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= N32 FOP= N8 W51 S8 E51$ W51 FGR= N8 W22 S22 E22 N14$ S32
FOP= S8 E51 N8 W51$ E51$.

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	0166	CONC,PAVMT	0	100	18	24	432.00	UT	2.00	2.00	100	2017	2017	3	100	864	

LAND DESCRIPTION

TOTAL OB/XF 864

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	100		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 05/05/2026 BY KS Total Acres: 5.15 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 11/16/2026 BY SYS