

COMM SW COR OF SW1/4 OF NE1/4,
 RUN S 1420.94 FT, W 325.81 FT,
 N 36.31 FT, W 342.09 FT FOR

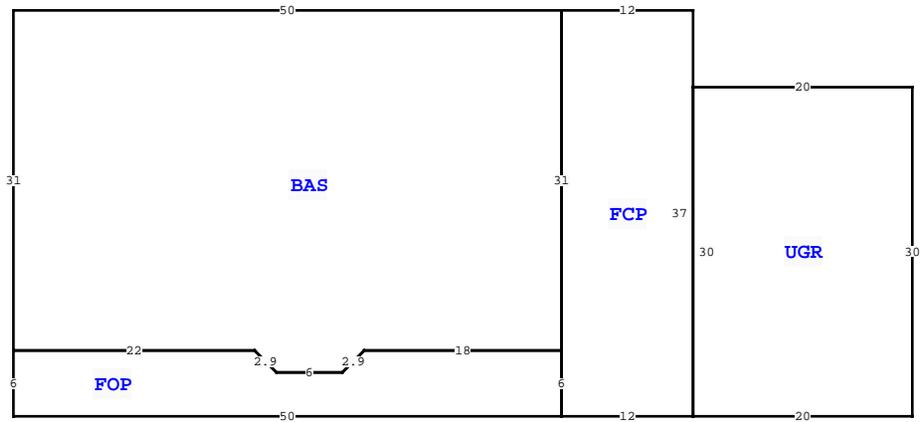
KATONA ISTVAN/KATONA ELEANOR
 437 SW HENDERSON TERR
 FORT WHITE, FL 32038

2026

16-6S-16-03832-216

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	10	ABOVE AVG. 30
Roof Structure	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectural	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

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%	- 2005									Heated Area: 1566	HX Base Yr 2005



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,566	100		1,566	178,024
FCP	444	25		111	12,619
FOP	284	30		85	9,663
UGR	600	45		270	30,694
TOTALS	2,894			2,032	231,000

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	100	2004	2004	3	100	1,200	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	100	2006	2006	3	100	400	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	100			3	100	7,000	

EXTRA FEATURES														TOTAL OB/XF	
437 SW HENDERSON TER, FORT WHITE														8,600	

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	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

LAND DESCRIPTION																							
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COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			
Tax Group: 3			STANDARD
Tax Dist:			
BUILDING MARKET VALUE 231,000			
TOTAL MARKET OB/XF VALUE 8,600			
TOTAL LAND VALUE - MARKET 65,000			
TOTAL MARKET VALUE 304,600			
SOH/AGL Deduction 120,566			
ASSESSED VALUE 184,034			
TOTAL EXEMPTION VALUE HX HB SX 101,411			
BASE TAXABLE VALUE 82,623			
TOTAL JUST VALUE 304,600			
NCON VALUE 0			
INCOME VALUE			
PREVIOUS YEAR MKT VALUE 293,411			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21278	SFR	390	11/18/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0938/1335	8/13/2001	WD	Q	V	01	100
GRANTOR: MATHENY'S (CORRECTIV)						
GRANTEE: ISTVAN & ELEANOR KA						
0933/0706	8/13/2001	WD	Q	V		16,000
GRANTOR: MATHENY'S						
GRANTEE: ISTVAN & ELEANOR KA						

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W50 S31 FOP= S6 E50 N6 W18 L2 D2 W6 U2 L2 W22\$ E22 D2 R2 E6 U2 R2 E18 FCP= S6 E12 UGR= E20 N30 W20 S30\$ N37 W12 S31\$ N31\$.