

COMM NW COR SEC, RUN E 25 FT TO SW CENTERVILLE AVE (FKA LAZY OAK E 2618.11 FT, CONT E 1332.58 FT

CUNNAGIN DONNA MARIE
486 SW WINTHROP PL
FORT WHITE, FL 32038-4102

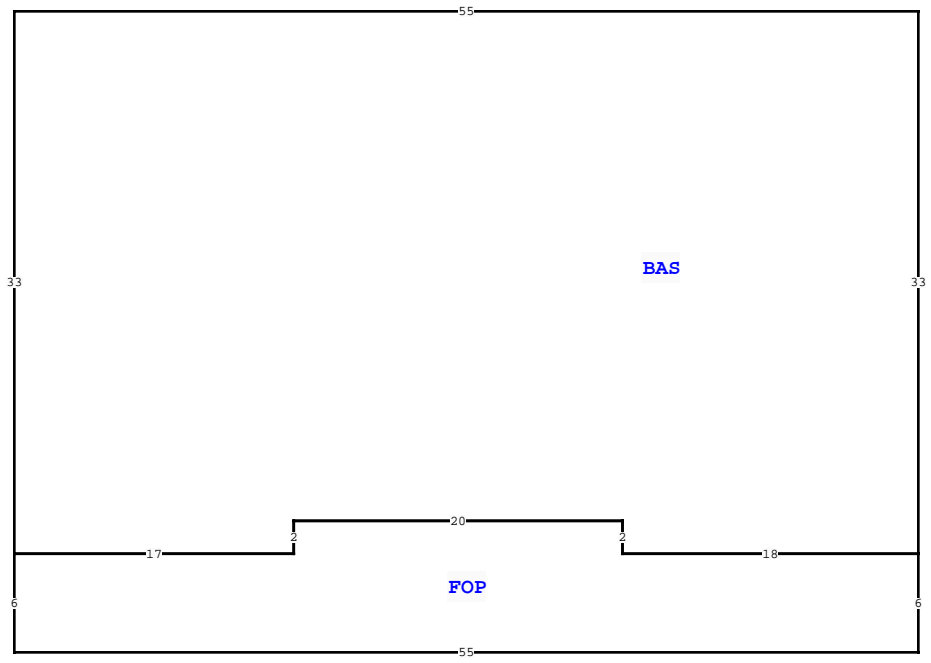
2026

16-6S-16-03832-245



ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 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% - 2016									
				Heated Area: 1775			HX Base Yr 2016				



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VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			201,849
TOTAL MARKET OB/XF VALUE			15,660
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			282,509
SOH/AGL Deduction			93,842
ASSESSED VALUE			188,667
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			137,256
TOTAL JUST VALUE			282,509
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			275,200

Quality	07	07			
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	1,775	100		1,775	189,970
FOP	370	30		111	11,880
TOTALS	2,145			1,886	201,849

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1293/1512	4/24/2015	WD	U	I	30	160,000
GRANTOR: JIMMY WOOD						
GRANTEE: DONNA MARIE CUNNAGI						
1064/0123	10/28/2005	WD	Q	I		227,000
GRANTOR: PETER & VIOLET SHELLE						
GRANTEE: JIMMY WOOD						

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	100	0	0	3	100	1,200	
2	0210	GARAGE U	0	100	30	24	720.00	UT	16.00	100	0	0	3	100	11,520	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	100	1995	1995	3	100	500	
4	0040	BARN, POLE	0	100	20	20	400.00	UT	2.50	100	1993	1993	3	100	1,000	
5	0294	SHED WOOD/	0	100	12	16	192.00	UT	7.50	100	1993	1993	3	100	1,440	

LAND DESCRIPTION												TOTAL OB/XF				15,660								
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							

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= S33 FOP= S6 E55 N6 W18N2 W20 S2 W17S E17 N2 E20 S2 E18 N33 W55S.	