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

2027

16-6S-16-03832-245

BUILDING CHARACTERISTICS

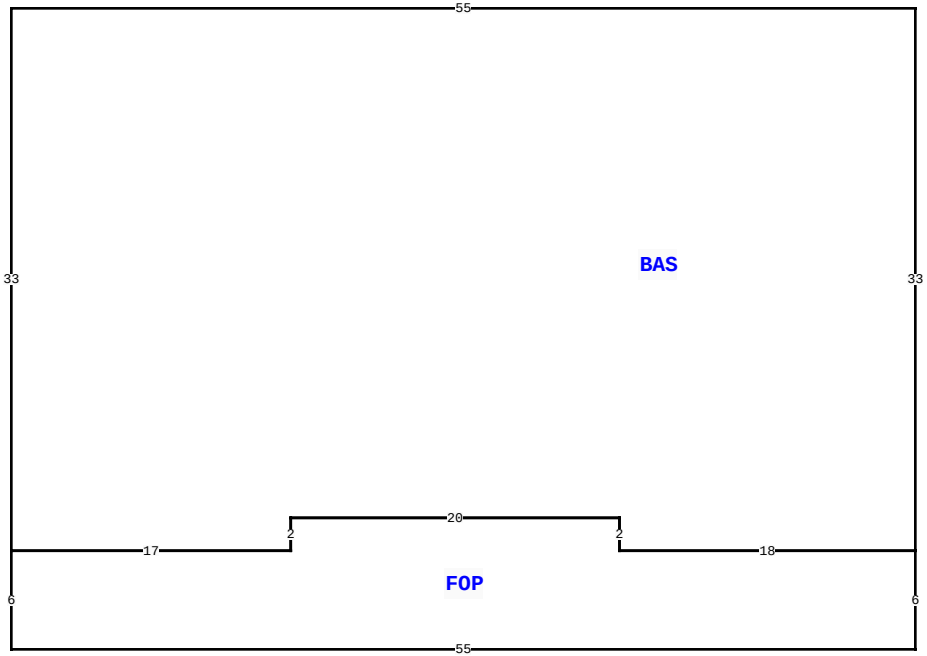
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
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	186,575
FOP	370	30		111	11,668
TOTALS	2,145			1,886	198,242

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,886	127.4130	140.15	264,323	1991	2000	0	0	0	25.00	75.00

1 SINGLE FAM 100% - 2016 Heated Area: 1775 HX Base Yr 2016



486 SW WINTHROP PL, FORT WHITE

BLD DATE		LGL DATE	05/07/2026 MLU
XF DATE		LAND DATE	
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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0210	GARAGE U	0	100	30	24	720.00	UT	16.00	16.00	100	0	0	3	100	11,520	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	1995	1995	3	100	500	
4	0040	BARN,POLE	0	100	20	20	400.00	UT	2.50	2.50	100	1993	1993	3	100	1,000	
5	0294	SHED WOOD/	0	100	12	16	192.00	UT	7.50	7.50	100	1993	1993	3	100	1,440	

LAND DESCRIPTION

TOTAL OB/XF 15,660

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: 5.01 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 11/17/2026 BY SYS

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		198,242
TOTAL MARKET OB/XF VALUE		15,660
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		278,902
SOH/AGL Deduction		84,575
ASSESSED VALUE		194,327
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		142,916
TOTAL JUST VALUE		278,902
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		282,509

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						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= S33 FOP= S6 E55 N6 W18N2 W20 S2 W17$ E17 N2 E20 S2 E18 N33 W55$.