N1/2 OF NW1/4 OF SE1/4 OF SE1/4
OF NE1/4 OF SE1/4 EX RD R/W.

SIDES GENE F/SIDES CAROLYN
218 SW BOUNTIFUL AVE
FORT WHITE, FL 32038

2027

20-5S-16-03666-000

BUILDING CHARACTERISTICS

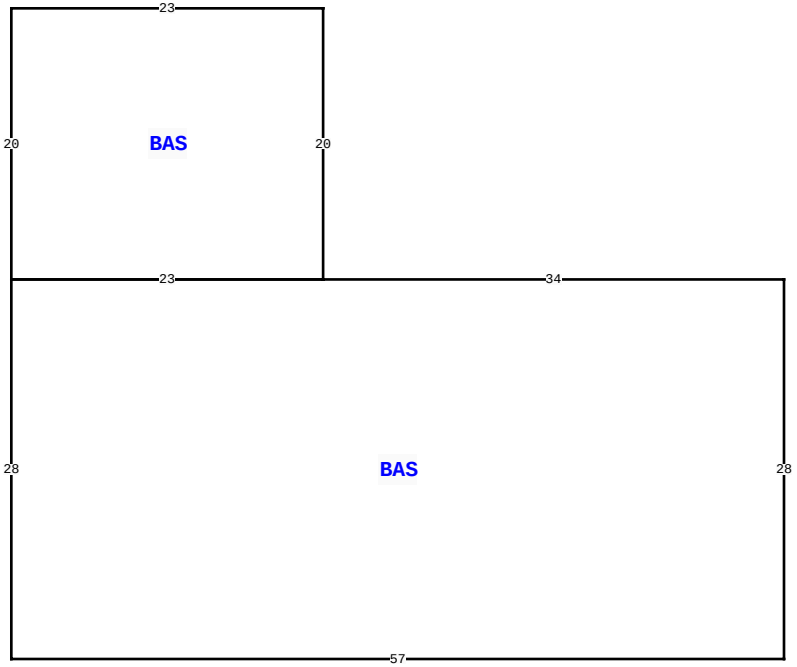
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 80
Exterior Wall	32	HARDIE BRD 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	20516.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	460	100		460	38,667
BAS	1,596	100		1,596	134,157
TOTALS	2,056			2,056	172,823

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,056	117.5640	129.32	265,882	1974	1976	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 2056 HX Base Yr



218 SW BOUNTIFUL AVE, FORT WHITE

BLD DATE		LGL DATE	05/06/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		172,823
TOTAL MARKET OB/XF VALUE		16,800
TOTAL LAND VALUE - MARKET		110,000
TOTAL MARKET VALUE		203,143
SOH/AGL Deduction		86,247
ASSESSED VALUE		116,896
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		65,485
TOTAL JUST VALUE		299,623
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		302,764

PRMT:2:1: TRVL. TRL.

PRMT:1:1: 24X60 1993

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042078	Roof Replacement	6,100	06/04/2021
14593	M H	75	10/07/1998
7199	M H	60	05/25/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0959/1547	7/12/2002	WD	Q	I	01	35,900
GRANTOR: GENE F SIDES						
GRANTEE: GENE F & CAHTERINE						
0884/0283	10/25/1995	WD	Q	I	01	0
GRANTOR: KIMBERLY SIDES						
GRANTEE: GENE F SIDES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W34 BAS= N20 W23 S20 E23$ W23 S28 E57 N28$.

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	0020	BARN,FR	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	3,000	
2	0166	CONC,PAVMT	0	100	30	30	900.00	UT	3.00	3.00	100	2006	2006	3	100	2,700	
3	0130	CLFENCE 5	0	100	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	1,200	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	400	
5	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
6	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	500	
7	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	500	
8	0251	LEAN TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	500	
9	0130	CLFENCE 5	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,000	

LAND DESCRIPTION

TOTAL OB/XF 16,800

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	AC		1.00	1.00	1.00	11,000.00	11,000.00	11,000							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	9.00	AC		1.00	1.00	1.00	280.00	280.00	2,520							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	9.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	99,000							

REVIEW DATE 03/05/2026 BY JB Total Acres: 10.00 Total Land Value: 13,520 Market: 99,000 Agricultural: 2,520 Common: 11,000 PRINTED 11/16/2026 BY SYS