NE1/4 OF SW1/4.

8242, 487-598

BANKS VIOLA ESTATE
27607 SANTA ANITA BLVD
WESLEY CHAPEL, FL 33544

2027

21-5S-16-03676-000

BUILDING CHARACTERISTICS

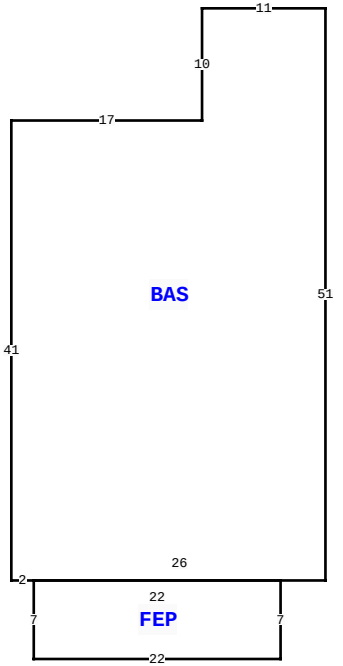
ELEMENT	CD	CONSTRUCTION
Exterior Wall	01	MINIMUM 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	01	MINIMUM 100
Interior Floo	09	PINE WOOD 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		1 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Quality	01	01
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	21516.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,258	100		1,258	7,805
FEP	154	80		123	763
TOTALS	1,412			1,381	8,568

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,381	28.2000	31.02	42,839	1945	1945	0	0	50	35.00	20.00

1 SINGLE FAM 0% - 0 Heated Area: 1258 HX Base Yr



850 SW VIOLA DR, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
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	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	8,568
TOTAL MARKET OB/XF VALUE	3,000
TOTAL LAND VALUE - MARKET	240,000
TOTAL MARKET VALUE	31,278
SOH/AGL Deduction	913
ASSESSED VALUE	30,365
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	30,365
TOTAL JUST VALUE	251,568
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	251,722

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17957	M H	125	02/20/2001
12952	RECONNECT	50	08/21/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W11 S10 W17 S41 E2 FEP= S7 E22 N7 W22$ E26 N51 $.

LAND DESCRIPTION

TOTAL OB/XF 3,000

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	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	6,000.00	6,000.00	6,000							
2	5200	A	CROPLAND 2	0		A-1	0.00	0.00	31.00	AC		1.00	1.00	1.00	370.00	370.00	11,470							
3	6200	A	PASTURE 3	0		A-1	0.00	0.00	8.00	AC		1.00	1.00	1.00	280.00	280.00	2,240							
4	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	39.00	AC		1.00	1.00	1.00	6,000.00	6,000.00	234,000							

REVIEW DATE 03/02/2026 BY JB Total Acres: 40.00 Total Land Value: 19,710 Market: 234,000 Agricultural: 13,710 Common: 6,000 PRINTED 11/17/2026 BY SYS