COMM SE COR, RUN W 2606.90 FT TO N ALONG R/W 2 99.83 FT FOR POB, TO PT OF A CURVE, NW'LY ALONG AR

FIYAK DAVID M/FIYAK MARGARETE E
946 SW NORMANDY DR
FORT WHITE, FL 32038

2026

23-7S-16-04307-001

BUILDING CHARACTERISTICS

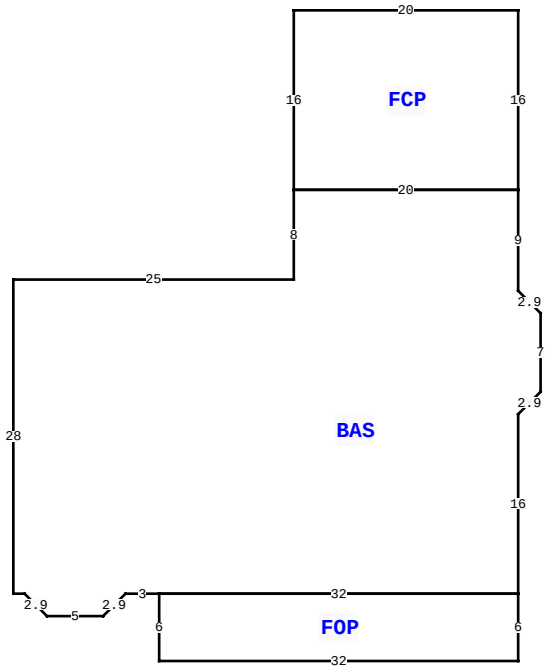
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 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	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	23716.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,452	100		1,452	128,282
FCP	320	25		80	7,068
FOP	192	30		58	5,124
TOTALS	1,964			1,590	140,474

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,590	108.8000	121.86	193,757	2003	2003	0	0	0	27.50	72.50

1 SINGLE FAM 100% - 2021 Heated Area: 1452 HX Base Yr 2021



946 SW NORMANDY DR, FORT WHITE

BLD DATE		LGL DATE	05/06/2026 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	0166	CONC,PAVMT	0	100	10	25	250.00	UT	2.00	2.00	100	2003	2003	3	100	500	
2	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2010	2010	3	100	2,000	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	800	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	2,800	
5	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	500	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		140,474
TOTAL MARKET OB/XF VALUE		6,600
TOTAL LAND VALUE - MARKET		110,110
TOTAL MARKET VALUE		257,184
SOH/AGL Deduction		131,196
ASSESSED VALUE		125,988
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		74,577
TOTAL JUST VALUE		257,184
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		244,591

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048653	Roof Replacement	18,500	11/14/2023
20367	SFR	259	01/29/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1406/0277	2/14/2020	WD	Q	I	01	142,000
GRANTOR: AMANDA S & GREGG WEAS						
GRANTEE: DAVID M & MARGARETE						
0956/1480	6/19/2002	WD	Q	V	01	100
GRANTOR: GEORGE & JULIA A WOOD						
GRANTEE: AMANDA S WOODALL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W25 S28 E1 R2 D2 E5 U2 R2 E3 FOP= S6 E32 N6 W32$ E32 N16 U2 R2 N7 L2 U2 N9 FCP= N16 W20 S16 E20$ W20 S8$.

LAND DESCRIPTION

TOTAL OB/XF 6,600

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	10.01	AC		1.00	1.00	1.00	11,000.00	11,000.00	110,110							

REVIEW DATE 02/20/2024 BY JS Total Acres: 10.01 Total Land Value: 110,110 Market: 0 Agricultural: 0 Common: 110,110 PRINTED 06/30/2026 BY SYS