COM AT SE COR OF E1/2 OF SW1/4 O
100 FT FOR POB, RUN N 397 FT, W
FT, E 150 FT TO POB.

WINKEL PEDER/WINKEL ANASTASIA
1347 SW CUMORAH HILL ST
FORT WHITE, FL 32038-3747

2027

24-6S-16-03934-013

BUILDING CHARACTERISTICS

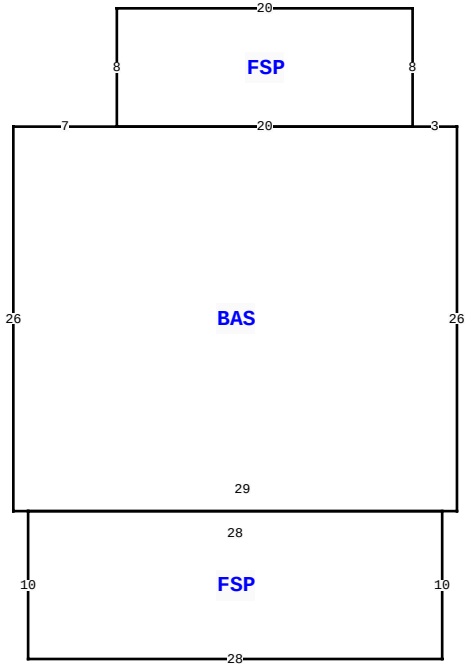
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	24616.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	780	100		780	92,193
FSP	160	40		64	7,564
FSP	280	40		112	13,238
TOTALS	1,220			956	112,996

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	956	127.9200	140.71	134,519	2009	2009	0	0	0	16.00	84.00

1 SINGLE FAM 100% - 2018 Heated Area: 780 HX Base Yr 2018



1347 SW CUMORAH HILL ST, FORT WHITE

BLD DATE		LGL DATE	05/08/2026 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	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	800	
2	0294	SHED WOOD/	0	100	18	30	1.00	UT	0.00	0.00	100	2015	2015	3	100	13,500	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	800	
4	0294	SHED WOOD/	0	100	15	40	600.00	UT	25.00	25.00	75	2018	2018	3	75	15,000	
5	0263	PRCH,USP	0	100	15	10	1.00	UT	3,000.00	3,000.00	100	2026	2025		100	3,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	112,996
TOTAL MARKET OB/XF VALUE	33,100
TOTAL LAND VALUE - MARKET	24,480
TOTAL MARKET VALUE	170,576
SOH/AGL Deduction	53,804
ASSESSED VALUE	116,772
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	65,361
TOTAL JUST VALUE	170,576
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	172,631

PERMIT NUM	DESCRIPTION	AMT	ISSUED
36234	PUMP/UTPOL	50	01/23/2018
26497	SFR	280	12/11/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1329/1514	1/20/2017	WD	Q	I	01	95,000
GRANTOR: TERRIE LYNN SURHE						
GRANTEE: PEDER & ANASTASIA W						
1329/1511	1/20/2017	QC	U	I	30	100
GRANTOR: JOHN MCLEOD						
GRANTEE: TERRIE LYNN SUHRE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W7 S26 E1 FSP= S10 E28 N10 W28$ E29 N26 W3 FSP= N8 W20 S8 E20$ W20$.

LAND DESCRIPTION

TOTAL OB/XF 33,100

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	1.36	AC		1.00	1.00	1.00	18,000.00	18,000.00	24,480							

REVIEW DATE 05/12/2026 BY AJ Total Acres: 1.36 Total Land Value: 24,480 Market: 0 Agricultural: 0 Common: 24,480 PRINTED 11/17/2026 BY SYS