LOT 20 TURKEY HAVEN UNREC: COMM
RUN S 46.30 FT, W 1958.58 FT FOR
662.47 FT TO E R/W DREW FEAGLE R

GUEVARA JOEL REYES/REYES DANIA SAINZ
645 SW DREW FEAGLE AVE
FORT WHITE, FL 32038

2027

32-5S-16-03737-120

BUILDING CHARACTERISTICS

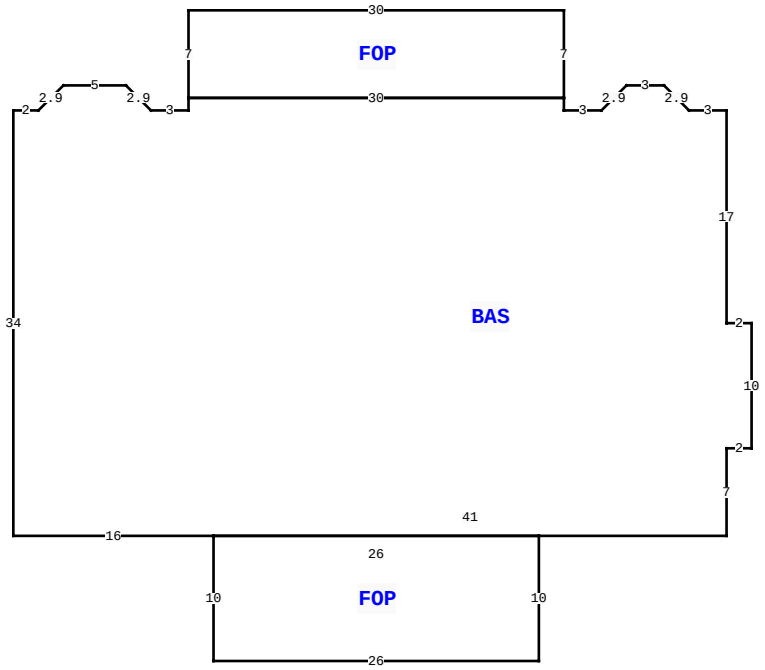
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	04	04 100
Kitchen Adjus	01	01 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	29516.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,012	100		2,012	248,874
FOP	210	30		63	7,793
FOP	260	30		78	9,648
TOTALS	2,482			2,153	266,315

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,153	135.4825	149.03	320,862	2008	2008	0	0	0	17.00	83.00

2 SINGLE FAM 100% - 2022 Heated Area: 2012 HX Base Yr 2022



645 SW DREW FEAGLE AVE, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 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	0166	CONC,PAVMT	0	100	0	0	624.00	UT	3.00	3.00	100	2008	2008	3	100	1,872	
2	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	800	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	600.00	600.00	100	2026	2025		100	600	
5	0296	SHED METAL	0	100	0	0	1.00	UT	1,400.00	1,400.00	100	2026	2025		100	1,400	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	266,315
TOTAL MARKET OB/XF VALUE	11,672
TOTAL LAND VALUE - MARKET	111,980
TOTAL MARKET VALUE	389,967
SOH/AGL Deduction	56,250
ASSESSED VALUE	333,717
TOTAL EXEMPTION VALUE	HX HB 13 333,717
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	389,967
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	394,810

PERMIT NUM	DESCRIPTION	AMT	ISSUED
26908	SFR	724	04/07/2008
20254	M H	125	12/20/2002
18522	M H	125	07/18/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1445/2063	8/05/2021	WD	Q	I	01	325,000
GRANTOR: WESTMORELAND MELANIE						
GRANTEE: GUEVARA JOEL REYES						
1421/2785	5/08/2015	QC	U	I	11	100
GRANTOR: ANTHONY COSENTINO						
GRANTEE: MELANIE ANNE WESTMO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W3 L2 U2 W3 D2 L2 W3 N1 FOP= N7 W30 S7 E30$ W30 S1 W3 L2 U2 W5 D2 L2 W2 S34 E16 FOP= S10 E26 N10 W26$ E41 N7 E2 N10 W2 N17$.

LAND DESCRIPTION

TOTAL OB/XF 11,672

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	10.18	AC		1.00	1.00	1.00	11,000.00	11,000.00	111,980							

REVIEW DATE 04/15/2026 BY JB Total Acres: 10.18 Total Land Value: 111,980 Market: 0 Agricultural: 0 Common: 111,980 PRINTED 11/17/2026 BY SYS