LOT 5 SUNVIEW ESTATES S/D.

WD 1071-1008,1009, WD 1145-2718,

COBURN JENNIFER
1144 SW SUNVIEW ST
FORT WHITE, FL 32038

2027

32-5S-16-03745-205

BUILDING CHARACTERISTICS

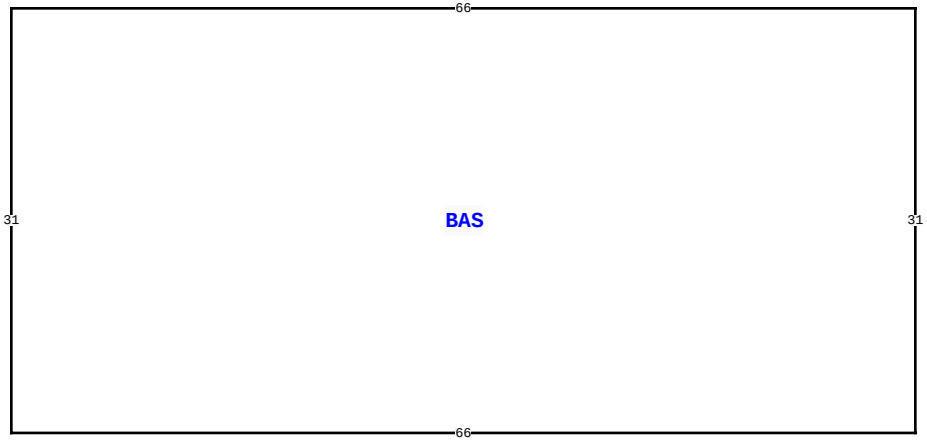
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Quality	04	04
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	32516.030	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,046	100		2,046	87,672
TOTALS	2,046			2,046	87,672

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	02	2,046	97.3845	77.91	159,404	2000	2000	0	0	0	45.00	55.00

4 MANUF 1 100% - 2015 Heated Area: 2046 HX Base Yr 2015



1144 SW SUNVIEW ST, FORT WHITE

BLD DATE		LGL DATE	05/07/2026 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	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	200	
2	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	1,200	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2014	2014	3	100	1,200	
5	0294	SHED WOOD/	0	100	0	0	1.00	UT	800.00	800.00	100	2026	2025		100	800	
6	0296	SHED METAL	0	100	0	0	1.00	UT	750.00	750.00	100	2026	2025		100	750	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		87,672
TOTAL MARKET OB/XF VALUE		11,150
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		163,822
SOH/AGL Deduction		71,655
ASSESSED VALUE		92,167
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		40,756
TOTAL JUST VALUE		163,822
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		164,913

PERMIT NUM	DESCRIPTION	AMT	ISSUED
25785	M H	387	05/07/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1408/1438	3/23/2020	QC	U	I	11	100
GRANTOR: HOLLAND & JENNIFER CO						
GRANTEE: JENNIFER COBURN						
1286/2486	12/16/2014	WD	U	I	37	75,000
GRANTOR: WESLEY & KIM SHEFFIEL						
GRANTEE: HOLLAND & JENNIFER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W66 S31 E66 N31$.

LAND DESCRIPTION

TOTAL OB/XF 11,150

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	0200	C	MBL HM	100		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 04/17/2026 BY JB Total Acres: 5.01 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 11/16/2026 BY SYS