LOT 19 SUNVIEW ESTATES S/D.

989-2117, WD 1310-1385

LANGMEYER FLOYD P/LANGMEYER DANIELLE R
1559 SW SUNVIEW ST
FORT WHITE, FL 32038-8346

2027

32-5S-16-03745-219

BUILDING CHARACTERISTICS

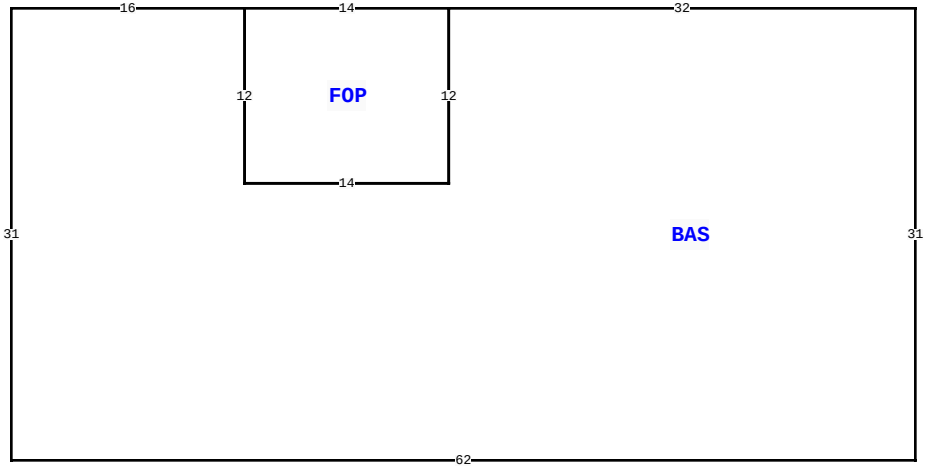
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05
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	1,754	100		1,754	154,759
FOP	168	35		59	5,205
TOTALS	1,922			1,813	159,965

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,813	115.7000	107.60	195,079	2016	2016	0	0	0	18.00	82.00

1 MANUF 1 100% - 2017 Heated Area: 1754 HX Base Yr 2017



1559 SW SUNVIEW ST, 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	0031	BARN,MT AE	0	100	40	50	2,000.00	UT	9.00	9.00	100	2016	2016	3	100	18,000	
2	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2020	2020	3	100	1,000	
3	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2020	2020	3	100	700	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2020	2020	3	100	2,000	
5	0060	CARPORT F	0	100	0	0	1.00	UT	1,400.00	1,400.00	100	2026	2025		100	1,400	
6	0296	SHED METAL	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	2026	2025		100	1,500	
7	0251	LEAN TO W/	0	100	0	0	1.00	UT	300.00	300.00	100	2026	2025		100	300	
8	0294	SHED WOOD/	0	100	0	0	1.00	UT	500.00	500.00	100	2026	2025		100	500	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		159,965
TOTAL MARKET OB/XF VALUE		25,400
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		250,365
SOH/AGL Deduction		112,528
ASSESSED VALUE		137,837
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		86,426
TOTAL JUST VALUE		250,365
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		252,089

PERMIT NUM	DESCRIPTION	AMT	ISSUED
33890	GARAGE	220	03/24/2016
33866	M H	595	03/18/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1310/1385	2/19/2016	WD	Q	V	03	25,000
GRANTOR: CLIFTON R & JASET A R						
GRANTEE: FLOYD P & DANIELLE						
0989/2117	7/24/2003	WD	Q	V		55,000
GRANTOR: SUBRANDY LIMITED PART						
GRANTEE: CLIFTON R & JASET A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W32 FOP= W14 S12 E14 N12$ S12 W14 N12 W16 S31 E62 N31$.

LAND DESCRIPTION

TOTAL OB/XF 25,400

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