LOT 20 SUNVIEW ESTATES ADD S/D.
WD 1034-2800, WD 1073-2250, CT 1

SCHWALIE JOHN ROBERT/SCHWALIE ANISIA W
3132 FAIRVIEW DR
MELBOURNE, FL 32934

2026

32-5S-16-03745-320

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
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
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

356 SW FEDERAL CT, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	18,520
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	73,520
SOH/AGL Deduction	0
ASSESSED VALUE	73,520
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	73,520
TOTAL JUST VALUE	73,520
NCON VALUE	7,000
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	70,520

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052808	Electrical Servic		04/03/2025
000051146	Storage Building	11,000	10/17/2024
000050877	Storage Building	4,000	09/20/2024
000050561	Right-of-Way Acce		08/15/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1511/2214	4/03/2024	WD	Q	I	01	105,000
GRANTOR: BIALOS DAVID						
GRANTEE: SCHWALIE JOHN ROBER						
1501/548	10/18/2023	TR	Q	V	03	87,900
GRANTOR: TURNER FAMILY TRUST						
GRANTEE: BIALOS DAVID						

BUILDING NOTES

BUILDING DIMENSIONS

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
2	0030	BARN,MT	0	0	30	24	720.00	UT	12.00	12.00	100	2025	2024		100	8,640	
3	0294	SHED WOOD/	0	0	10	16	160.00	UT	18.00	18.00	100	2025	2024		100	2,880	
4	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100	2026	2025		100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 18,520

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	0700	C	MISC RES	0		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 07/14/2025 BY tommy Total Acres: 5.01 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 03/24/2026 BY SYS