

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


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY									
																				VALUATION BY Tax Group: 3 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 18,520 TOTAL LAND VALUE - MARKET 65,000 TOTAL MARKET VALUE 83,520 SOH/AGL Deduction 2,948 ASSESSED VALUE 80,572 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 80,572 TOTAL JUST VALUE 83,520 NCON VALUE 7,000 INCOME VALUE PREVIOUS YEAR MKT VALUE 70,520											
DOR CODE		0700 MISC IMPROVED																													
MAP NUM		32516.030 1.00/																													
NEIGHBORHOOD/LOC		32516.030 1.00/																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																										
TOTALS																															
EXTRA FEATURES																															
356 SW FEDERAL CT, FORT WHITE																															
										BLD DATE						LGL DATE	05/07/2026 MLU														
										XF DATE						LAND DATE															
										INC DATE						AG DATE															
L N	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															
																	TOTAL OB/XF			18,520											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	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 06/08/2026 BY SYS																															

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