LOT 21 SUNVIEW ESTATES ADD S/D.
WD 1089-278, WD 1454-1853,

EVERS GLENN CLARKE/EVERS RENAE MEDNICK
304 SW FEDERAL CT
FORT WHITE, FL 32038

2027

32-5S-16-03745-321

BUILDING CHARACTERISTICS

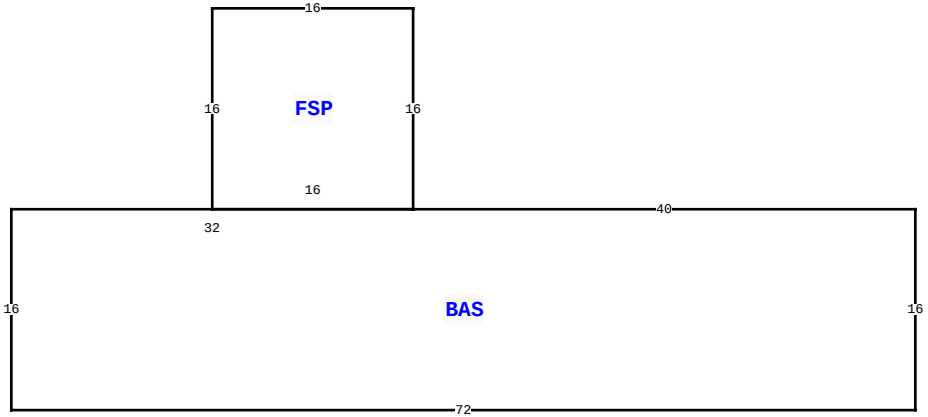
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
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	1,152	100		1,152	69,474
FSP	256	40		102	6,151
TOTALS	1,408			1,254	75,626

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,254	117.9000	109.65	137,501	2000	2000	0	0	0	45.00	55.00

1 MANUF 1 100% - 2023 Heated Area: 1152 HX Base Yr 2023



246 SW FEDERAL CT, 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	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	600	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	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	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2020	2020	3	100	800	
5	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
6	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2020	2020	3	100	400	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		75,626
TOTAL MARKET OB/XF VALUE		12,600
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		153,226
SOH/AGL Deduction		61,263
ASSESSED VALUE		91,963
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		40,552
TOTAL JUST VALUE		153,226
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		154,040

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21734	M H	357	04/14/2004
21735	M H	357	04/14/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1454/1853	12/02/2021	WD	Q	I	01	137,000
GRANTOR: JONES WILLIAM A						
GRANTEE: EVERS GLENN CLARKE						
1089/0277	5/01/2006	WD	Q	V	01	28,500
GRANTOR: SUBRANDY LIMITED PART						
GRANTEE: BARBARA BIRCHFIELD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 FSP= N16 W16 S16 E16$ W32 S16 E72 N16$.

LAND DESCRIPTION

TOTAL OB/XF 12,600

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