COMM NE COR OF SE1/4, RUN W
640.35 FT, S 1038.86 FT FOR
POB, CONT S 1030.62 FT, W

PAPASSO GIUSEPPE/PAPASSO LUZ M
258 SW DAYBREAK CT
FORT WHITE, FL 32038

2027

32-6S-16-04019-005

BUILDING CHARACTERISTICS

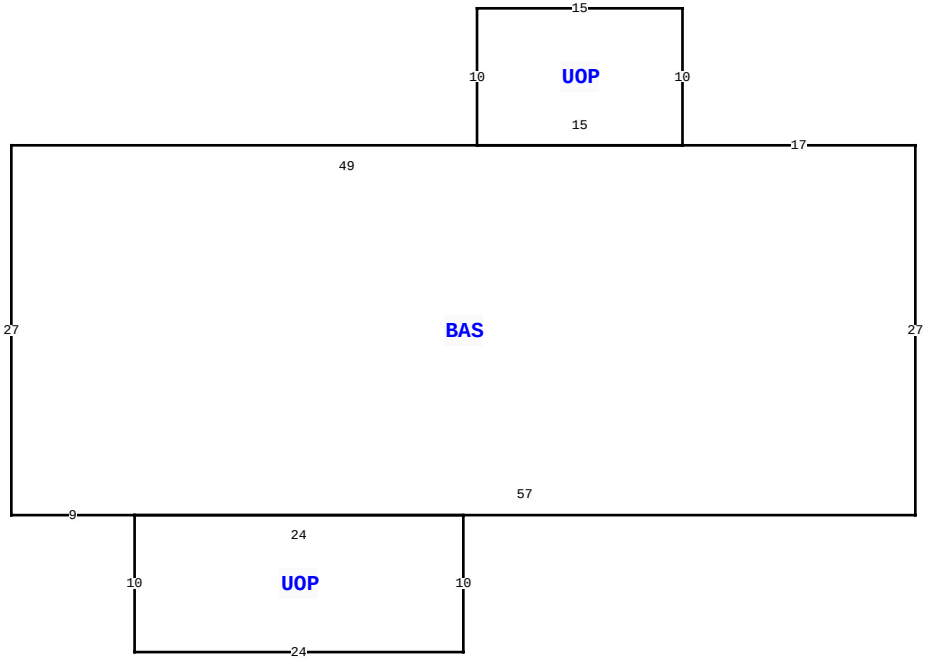
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	13	LAM/VNLPLK 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	32616.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,782	100		1,782	105,920
UOP	150	25		38	2,259
UOP	240	25		60	3,566
TOTALS	2,172			1,880	111,745

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,880	116.2000	108.07	203,172	2006	2006	0	0	0	45.00	55.00

1 MANUF 1 100% - 2020 Heated Area: 1782 HX Base Yr 2020



258 SW DAYBREAK CT, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2005	2005	3	100	1,200	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	800	
3	0031	BARN,MT AE	0	100	40	40	1,600.00	UT	10.00	10.00	100	0	0	3	100	16,000	
4	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
5	0294	SHED WOOD/	0	100	0	0	1.00	UT	150.00	150.00	100	2026	2025		100	150	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		111,745
TOTAL MARKET OB/XF VALUE		25,150
TOTAL LAND VALUE - MARKET		123,860
TOTAL MARKET VALUE		161,488
SOH/AGL Deduction		114,722
ASSESSED VALUE		46,766
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		21,766
TOTAL JUST VALUE		260,755
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		261,954

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23877	M H	501	11/21/2005
20814	TR/TRAILER	75	06/23/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1401/2207	12/20/2019	WD	Q	I	01	158,000
GRANTOR: PAULINE LAROCCO AS IN						
GRANTEE: GIUSEPPE & LUZ M PA						
1349/0131	12/01/2017	WD	Q	I	01	10,000
GRANTOR: SHERRI A MAIN						
GRANTEE: THE APULINE LAROCCO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W17 UOP= N10 W15 S10 E15$ W49 S27 E9 UOP= S10 E24 N10 W24$ E57 N27$.

LAND DESCRIPTION

TOTAL OB/XF 25,150

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	2.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	22,000							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	9.26	AC		1.00	1.00	1.00	280.00	280.00	2,593							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	9.26	AC		1.00	1.00	1.00	11,000.00	11,000.00	101,860							

REVIEW DATE 06/17/2026 BY AJ Total Acres: 11.26 Total Land Value: 24,593 Market: 101,860 Agricultural: 2,593 Common: 22,000 PRINTED 11/17/2026 BY SYS