LOT 3 SUNVIEW ESTATES S/D.
WD 1413-1155, WD 1501-2695,

HARDEGREE KEVIN JEROME/HARDEGREE CHARISSE ANN
1026 SW SUNVIEW ST
FORT WHITE, FL 32038

2027

33-5S-16-03745-203

BUILDING CHARACTERISTICS

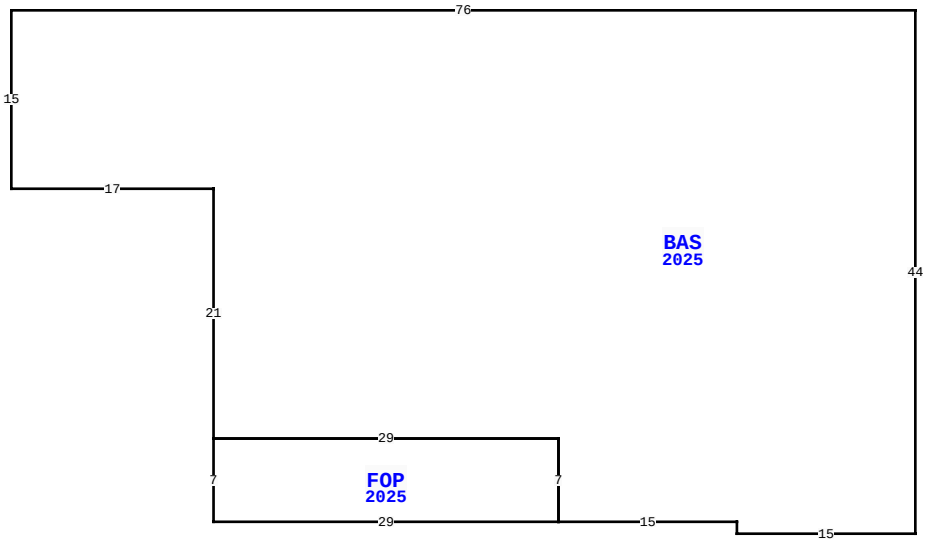
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0201	MODULAR HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	33516.030	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,604	100	2025	2,604	296,737
FOP	203	35	2025	71	8,091
TOTALS	2,807			2,675	304,828

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0212	02	2,675	114.0000	116.28	311,049	2024	2024	0	0	0	2.00	98.00

1 MODULAR 3 100% - 2025 Heated Area: 2604 HX Base Yr 2025



1026 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	0030	BARN,MT	0	100	26	35	910.00	UT	15.00	15.00	100	2025	2024		100	13,650	
2	0166	CONC,PAVMT	0	100	10	35	350.00	UT	3.00	3.00	100	2025	2024		100	1,050	
3	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2025	2024		100	1,200	
4	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100	2025	2024		100	7,000	
5	0081	DECKING WI	0	100	0	0	1.00	UT	800.00	800.00	100	2025	2024		100	800	
6	0264	PRCH,FSP	0	100	16	26	416.00	UT	20.00	20.00	100	2025	2024		100	8,320	
7	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2025	2024		90	5,400	
8	0260	PAVEMENT-A	0	100	0	0	1.00	UT	8,250.00	8,250.00	100	2025	2024		100	8,250	
9	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100	2026	2025		100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 48,670

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	0201	C	MOD HOME	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 04/07/2026 BY JB Total Acres: 5.01 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 11/16/2026 BY SYS

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		304,828
TOTAL MARKET OB/XF VALUE		48,670
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		418,498
SOH/AGL Deduction		112,825
ASSESSED VALUE		305,673
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		254,262
TOTAL JUST VALUE		418,498
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		418,498

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052451	Mobile Home		02/28/2025
000052228	Right-of-Way Acce		01/31/2025
000050629	Modular Building	0	08/21/2024
000050625	Right-of-Way Acce		08/21/2024
000049761	Storage Building	10,344	05/08/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1501/2695	10/31/2023	WD	Q	V	01	117,000
GRANTOR: GEORGE IAN						
GRANTEE: HARDEGREE KEVIN JER						
1413/1155	6/15/2020	WD	U	V	34	28,500
GRANTOR: SUBRANDY LIMITED PART						
GRANTEE: IAN & VALDA GEORGE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=70,10] W76 S15 E17 S21 E29 S7 E15 S1 E15 N44 $
FOP=[YR=2025;ORIG=11,46] E29 S7 W29 N7 $
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