LOT 4 SUNVIEW ESTATES S/D.

AG 1032-666, WD 1045-189, 1145-1

HELLE SHANNON
1056 SW SUNVIEW ST
FORT WHITE, FL 32038

2027

33-5S-16-03745-204

BUILDING CHARACTERISTICS

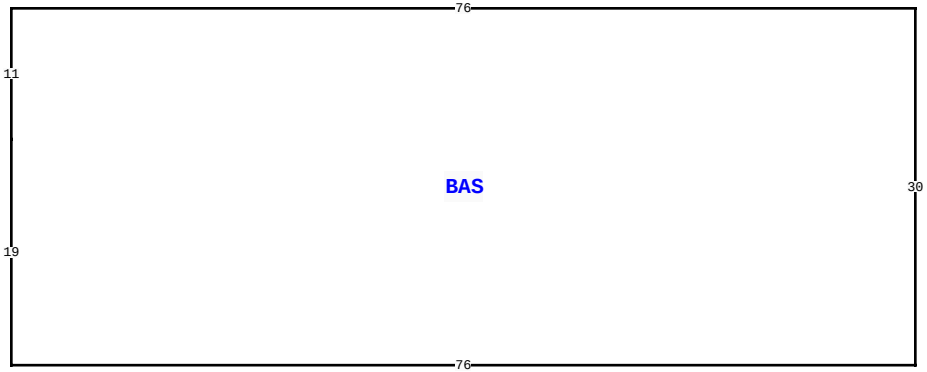
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	04	04 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE 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	2,280	100		2,280	226,838
TOTALS	2,280			2,280	226,838

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,280	130.4600	121.33	276,632	2004	2016	0	0	0	18.00	82.00

1 MANUF 1 100% - 2024 Heated Area: 2280 HX Base Yr 2024



1056 SW SUNVIEW ST, FORT WHITE

BLD DATE		LGL DATE	05/07/2026 MLU
XF DATE		LAND DATE	
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	2004	2004	3	100	1,200	
2	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	500	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	500	
5	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	2,100	
6	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2020	2020	3	100	400	
7	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2020	2020	3	100	1,500	
8	0263	PRCH,USP	0	100	0	0	1.00	UT	0.00	0.00	100	2020	2020	3	100	1,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		226,838
TOTAL MARKET OB/XF VALUE		14,200
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		306,038
SOH/AGL Deduction		0
ASSESSED VALUE		306,038
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		254,627
TOTAL JUST VALUE		306,038
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		308,469

XFOB:5:1: SIDE DECK

PERMIT NUM	DESCRIPTION	AMT	ISSUED
39183	MAINT/ALTR	0	01/21/2020
21333	M H	123	12/09/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1454/2344	12/13/2021	WD	Q	I	01	271,500
GRANTOR: FORTH YVONNE						
GRANTEE: HELLE SHANNON						
1330/1340	1/27/2017	WD	Q	I	01	144,000
GRANTOR: RICHARD W BACHMANN						
GRANTEE: YVONNE FORTH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S11 S19 E76 N30$.

LAND DESCRIPTION

TOTAL OB/XF 14,200

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 04/07/2026 BY JB Total Acres: 5.01 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 11/17/2026 BY SYS