LOT 2 SUNVIEW ESTATES ADDITION S
AG 1026-1868, QC 1232-1162, WD 1

MCMILLAN DANIEL KEVIN
225 SW TARA CT
FORT WHITE, FL 32038

2027

33-5S-16-03745-302

BUILDING CHARACTERISTICS

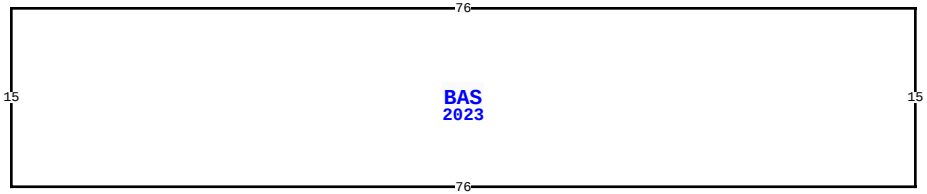
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	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	1,140	100	2023	1,140	107,101
TOTALS	1,140			1,140	107,101

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,140	113.5000	105.56	120,338	2019	2019	0	0	0	11.00	89.00

1 MANUF 1 100% - 2024 Heated Area: 1140 HX Base Yr 2024



225 SW TARA 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	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100	2023	2022		100	7,000	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	900.00	900.00	100	2023	2022		100	900	
3	0030	BARN,MT	0	100	24	25	600.00	UT	20.00	20.00	100	2024	2023		100	12,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		107,101
TOTAL MARKET OB/XF VALUE		19,900
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		192,001
SOH/AGL Deduction		1,968
ASSESSED VALUE		190,033
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		133,622
TOTAL JUST VALUE		192,001
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		193,148

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046100	Storage Building	16,500	12/14/2022
37128	M H	394	09/07/2018
34928	PUMP/UTPOL	50	02/10/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1471/190	7/08/2022	WD	Q	I	03	179,900
GRANTOR: KAROLY BRENDA BRICKEL						
GRANTEE: MCMILLAN DANIEL KEV						
1471/189	6/03/2022	WD	U	I	34	28,000
GRANTOR: SUBRANDY LIMITED PART						
GRANTEE: KAROLY BRENDA BRICK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=16,12] E76 S15 W76 N15 $
.

LAND DESCRIPTION

TOTAL OB/XF 19,900

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 04/06/2026 BY JB Total Acres: 5.01 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 11/17/2026 BY SYS