LOT 6 SUNVIEW ESTATES ADDITION
WD 1110-1321, WD 1110-1322, CT 1

SEDOR IRA/SAMUELS RONALD L
18353 186TH PL
LIVE OAK, FL 32060

2027

33-5S-16-03745-306

BUILDING CHARACTERISTICS

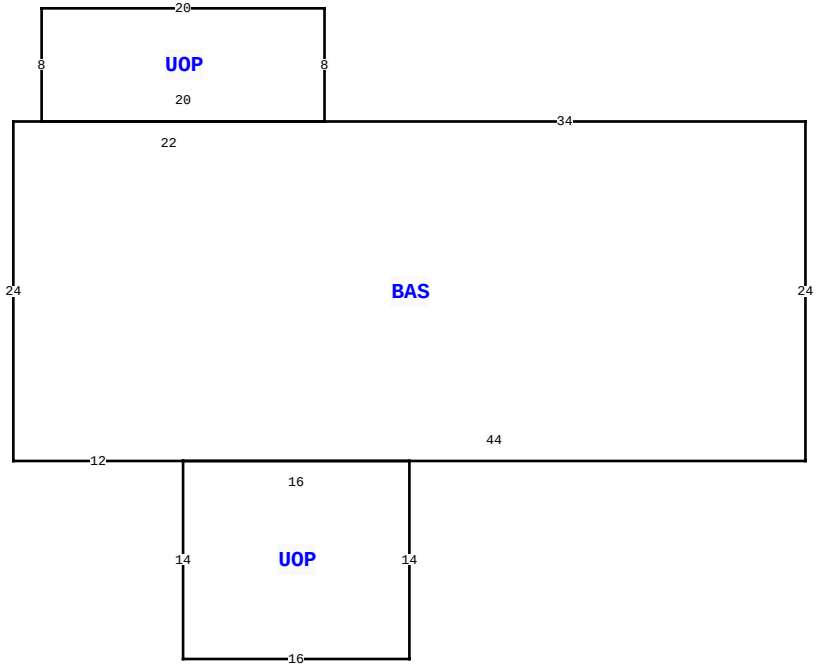
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	33516.030	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,344	100		1,344	79,679
UOP	160	25		40	2,372
UOP	224	25		56	3,320
TOTALS	1,728			1,440	85,370

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,440	115.9000	107.79	155,218	1997	1997	0	0	0	45.00	55.00

1 MANUF 1 0% - 2021 Heated Area: 1344 HX Base Yr



441 SW TARA CT, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 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	0	0	0	361.00	UT	7.50	7.50	75	2006	2006	3	75	2,031	
2	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2020	2020	3	100	400	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2020	2020	3	100	1,200	
5	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	124,408
TOTAL MARKET OB/XF VALUE	13,631
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	193,039
SOH/AGL Deduction	13,779
ASSESSED VALUE	179,260
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	179,260
TOTAL JUST VALUE	193,039
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	193,957

PERMIT NUM	DESCRIPTION	AMT	ISSUED
33237	M H	375	07/31/2015
27363	M H	348	09/24/2008
21737	M H	357	04/14/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
4007/1558	3/10/2020	TD	U	I	18	35,000
GRANTOR: CLERK OF COURT						
GRANTEE: IRA SEDOR, RONALD L						
1219/1453	8/08/2011	WD	U	I	12	30,000
GRANTOR: FLORIDA CREDIT UNION						
GRANTEE: GUARINO E JR & DANI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W34 UOP= N8 W20 S8 E20$ W22 S24 E12 UOP= S14 E16 N14 W16$ E44 N24$.

LAND DESCRIPTION

TOTAL OB/XF 13,631

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	0		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.10	50,000.00	55,000.00	55,000							

REVIEW DATE 04/06/2026 BY AJ Total Acres: 7.86 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 11/17/2026 BY SYS

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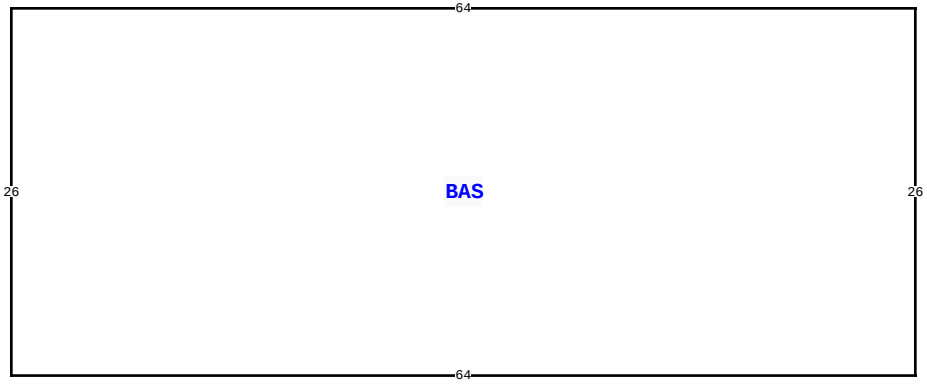
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Interior Floo	14	CARPET 90
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Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	04	04
DOR CODE	0200	MOBILE HOME
MAP NUM		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	1,664	100		1,664	39,038
TOTALS	1,664			1,664	39,038

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,664	97.7550	58.65	97,594	1989	1989	0	0	0	60.00	40.00

3 MOBILE HME 0% - 2021 Heated Area: 1664 HX Base Yr



441 SW TARA CT, FORT WHITE

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COLUMBIA COUNTY PROPERTY

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GRANTEE: GUARINO E JR & DANI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W64 S26 E64 N26$.

LAND DESCRIPTION

TOTAL OB/XF 0

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