LOT 7 SUNVIEW ESTATES ADDITION S

AG 1059-2291, WD 1065-109, WD 10

CURRIE WINFORD G
438 SW TARA CT
FORT WHITE, FL 32038

2027

33-5S-16-03745-307

BUILDING CHARACTERISTICS

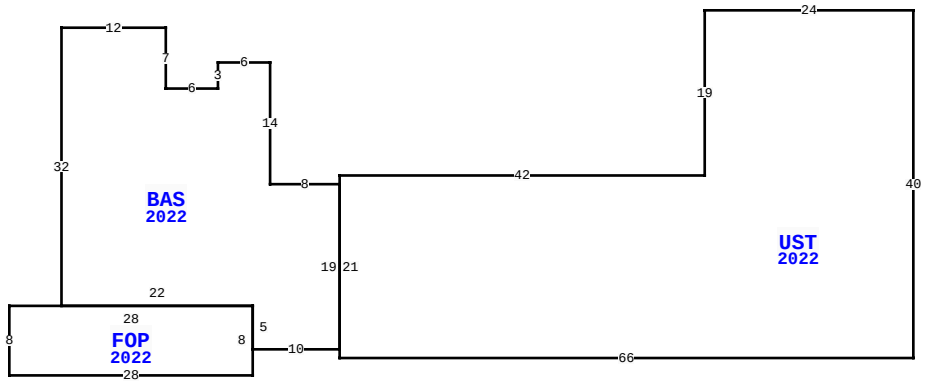
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	0100	SINGLE FAMILY
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	864	100	2022	864	25,120
FOP	224	30	2022	67	1,948
UST	1,842	45	2022	829	24,103
TOTALS	2,930			1,760	51,171

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,760	68.2080	75.03	132,053	2016	2016	0	0	50	11.25	38.75

1 SINGLE FAM 100% - 2022 Heated Area: 864 HX Base Yr 2022



438 SW TARA CT, FORT WHITE

BLD DATE		LGL DATE	05/07/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		51,171
TOTAL MARKET OB/XF VALUE		400
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		116,571
SOH/AGL Deduction		13,807
ASSESSED VALUE		102,764
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		51,353
TOTAL JUST VALUE		116,571
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		117,498

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1065/0109	11/10/2005	WD	Q	V	01	100
GRANTOR: SUBRANDY						
GRANTEE: KAREN A ALLEN & JEA						
1065/0110	11/07/2005	WD	Q	V		65,000
GRANTOR: CAMPBELL AND ALLEN						
GRANTEE: CURRIE						

BUILDING NOTES

BUILDING DIMENSIONS

UST=[YR=2022;ORIG=136,-10] W24 S19 W42 S21 E66 N40 $
BAS=[YR=2022;ORIG=70,10] W8 N14 W6 S3 W6 N7 W12 S32 E22 S5 E10 N19 $
FOP=[YR=2022;ORIG=32,24] E28 S8 W28 N8 $
.

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	100	0	0	1.00	UT	400.00	400.00	100	2022	2021		100	400	

LAND DESCRIPTION

TOTAL OB/XF 400

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	0100	C	SFR	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 AJ Total Acres: 5.01 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 11/17/2026 BY SYS