LOT 8 SUNVIEW ESTATES ADDITION S
AG 1045-2089, QC 1210-1453, QC 1

VAVRICK RONALD L/VAVRICK CHERYL A
396 SW TARA CT
FORT WHITE, FL 32038-8323

2027

33-5S-16-03745-308

BUILDING CHARACTERISTICS

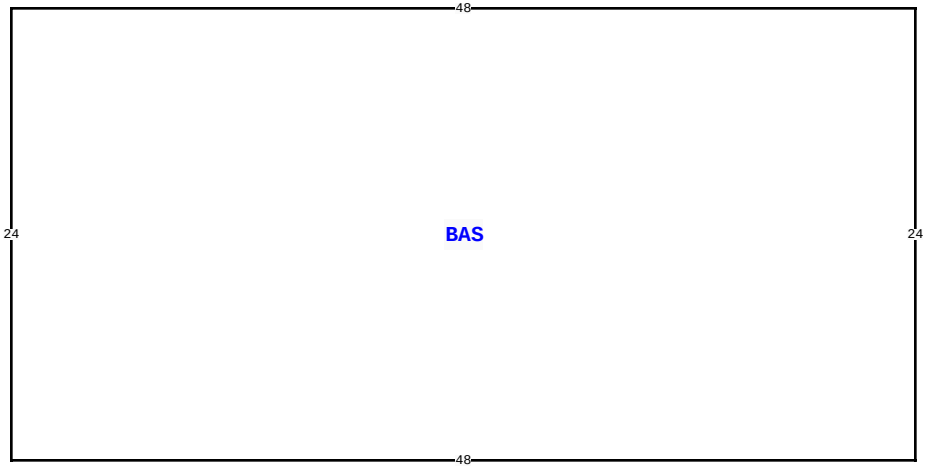
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	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	1,152	100		1,152	27,551
TOTALS	1,152			1,152	27,551

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,152	99.6550	59.79	68,878	1980	1980	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2025 Heated Area: 1152 HX Base Yr



396 SW TARA CT, 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	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2020	2020	3	100	500	
2	0294	SHED WOOD/	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	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2020	2020	3	100	300	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	27,551
TOTAL MARKET OB/XF VALUE	8,200
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	100,751
SOH/AGL Deduction	0
ASSESSED VALUE	100,751
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	100,751
TOTAL JUST VALUE	100,751
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	100,751

PERMIT NUM	DESCRIPTION	AMT	ISSUED
33533	M H	720	11/10/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1312/1284	1/05/2016	AG	U	I	30	0
GRANTOR: LENVIL DICKS AS TRUST						
GRANTEE: SUBRANDY LIMITED PA						
1301/0515	9/18/2015	WD	Q	V	01	29,900
GRANTOR: SUBRANDY LIMITED PART						
GRANTEE: RONALD L & CHERYL A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 S24 E48 N24$.

LAND DESCRIPTION

TOTAL OB/XF 8,200

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	0		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