LOT 11 SUNVIEW ESTATES ADD S/D
IN QC 1390-1540.

CARPENTER DONALD
276 SW TARA CT
FORT WHITE, FL 32038

2027

33-5S-16-03745-311

BUILDING CHARACTERISTICS

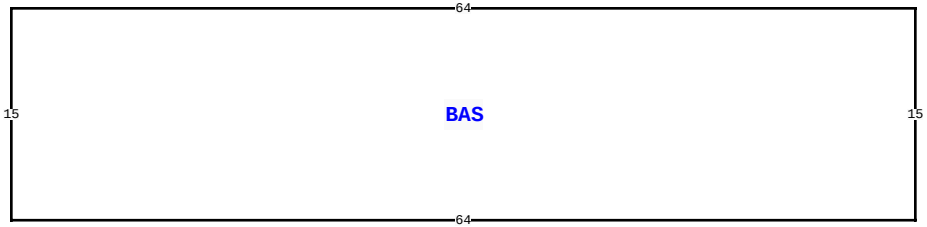
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
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	960	100		960	54,322
TOTALS	960			960	54,322

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	960	104.9000	97.56	93,658	2008	2008	0	0	0	42.00	58.00

1 MANUF 1 0% - 2026 Heated Area: 960 HX Base Yr



250 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	24	60	1,440.00	UT	6.30	6.30	100	2011	2011	3	100	9,072	
2	0060	CARPORT F	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,200	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	800	
5	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	800	
6	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2020	2020	3	100	300	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	54,322
TOTAL MARKET OB/XF VALUE	19,172
TOTAL LAND VALUE - MARKET	33,000
TOTAL MARKET VALUE	106,494
SOH/AGL Deduction	0
ASSESSED VALUE	106,494
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	106,494
TOTAL JUST VALUE	106,494
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	107,078

PERMIT NUM	DESCRIPTION	AMT	ISSUED
29612	M H	371	08/08/2011
29176	GARAGE	60	02/11/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1548/193	8/29/2025	PB	U	I	18	0
GRANTOR: CLERK OF COURT						
GRANTEE: CARPENTER DONALD						
1546/1625	8/07/2025	PB	U	I	18	0
GRANTOR: CLERK OF COURT (CARPE						
GRANTEE: CARPENTER DONALD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W64 S15 E64 N15$.

LAND DESCRIPTION

TOTAL OB/XF 19,172

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	0.66	LT		1.00	1.00	1.00	50,000.00	50,000.00	33,000							

REVIEW DATE 04/07/2026 BY AJ Total Acres: 3.00 Total Land Value: 33,000 Market: 0 Agricultural: 0 Common: 33,000 PRINTED 11/17/2026 BY SYS