BEG AT NW COR OF LOT 11 SUNVIEW ADDITION, E 315.01 FT, S 277.50 315.01 FT, N 277.50 FT TO POB (P

CARPENTER DONALD P
276 SW TARA CT
FORT WHITE, FL 32038

2027

33-5S-16-03745-324

BUILDING CHARACTERISTICS

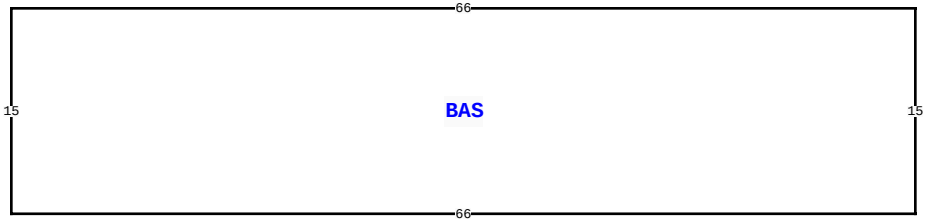
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 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	990	100		990	92,516
TOTALS	990			990	92,516

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	990	112.9000	105.00	103,950	2019	2019	0	0	0	11.00	89.00

1 MANUF 1 100% - 2020 Heated Area: 990 HX Base Yr 2020



276 SW TARA CT, FORT WHITE

BLD DATE		LGL DATE	04/21/2023 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	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2026	2025		100	2,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		92,516
TOTAL MARKET OB/XF VALUE		5,000
TOTAL LAND VALUE - MARKET		16,500
TOTAL MARKET VALUE		114,016
SOH/AGL Deduction		44,216
ASSESSED VALUE		69,800
TOTAL EXEMPTION VALUE	HX HB	44,800
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		114,016
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		115,011

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1390/1540	8/03/2019	QC	U	V	30	100

GRANTOR: PETER A & WANDA M CAR

GRANTEE: DONALD P CARPENTER

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W66 S15 E66 N15$.

LAND DESCRIPTION

TOTAL OB/XF 5,000

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	0.33	LT		1.00	1.00	1.00	50,000.00	50,000.00	16,500							

REVIEW DATE 04/07/2026 BY AJ Total Acres: 2.01 Total Land Value: 16,500 Market: 0 Agricultural: 0 Common: 16,500 PRINTED 11/17/2026 BY SYS