LOT 4 SOUTH WIND S/D, EX THAT PA
AS FOLLOWS: COMM AT NE COR OF LO
419.52 FT FOR POB, CONT S 179.98

THOMAS ALBERT F/THOMAS PEARLENA
268 SW SUNVIEW ST
FORT WHITE, FL 32038

2027

33-5S-16-03751-204

BUILDING CHARACTERISTICS

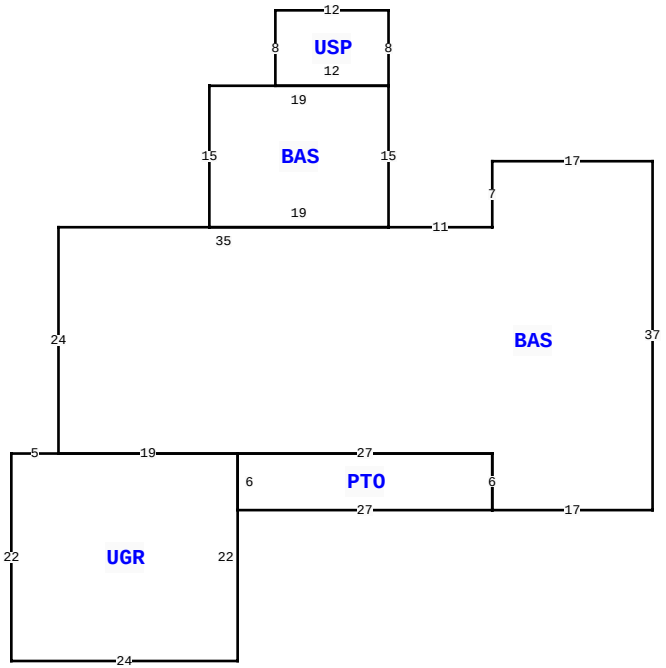
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 60
Exterior Wall	19	COMMON BRK 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	33516.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	285	100		285	19,260
BAS	1,733	100		1,733	117,115
PTO	162	5		8	541
UGR	528	45		238	16,084
USP	96	35		34	2,298
TOTALS	2,804			2,298	155,297

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	2,298	118.1460	129.96	298,648	2002	2002	0	0	25	23.00	52.00

1 SINGLE FAM 100% - 2009 Heated Area: 2018 HX Base Yr 2009



268 SW SUNVIEW ST, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/10/2024 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	0031	BARN,MT AE	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,800	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		155,297
TOTAL MARKET OB/XF VALUE		1,800
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		192,097
SOH/AGL Deduction		59,109
ASSESSED VALUE		132,988
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		81,577
TOTAL JUST VALUE		192,097
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		194,917

PRMT:2:1: PEARLENA BARNES THOMAS

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18865	ADDN SFR	126	10/22/2001
15926	M H	125	08/20/1999
15487	SFR	195	05/07/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1002/1950	12/01/2003	WD	Q	I	04	23,000

GRANTOR: SUBRANDY LIMITED PART

GRANTEE: ALBERT F & PEARLENA

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W17 S7 W11 BAS= N15 USP= N8 W12 S8 E12$ W19 S15 E19$ W35 S24 UGR= W5 S22 E24 N22 W19$ E19 PTO= S6 E27 N6 W27$ E27 S6 E17 N37$.

LAND DESCRIPTION

TOTAL OB/XF 1,800

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	0.70	50,000.00	35,000.00	35,000							

REVIEW DATE 04/08/2026 BY JB Total Acres: 3.25 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS