LOT 5 SOUTH WIND S/D.

867-2387,

MACDONALD ROBIN W/MACDONALD CYNTHIA J
330 SW SUNVIEW ST
FORT WHITE, FL 32038

2027

33-5S-16-03751-205

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 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		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME

MAP NUM | MKT AREA 02

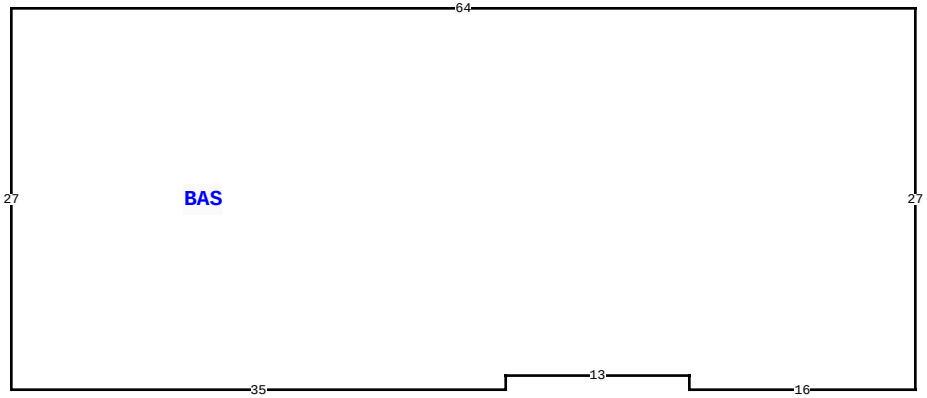
NEIGHBORHOOD/LOC 33516.020 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,715	100		1,715	47,704
TOTALS	1,715			1,715	47,704

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,715	115.9000	69.54	119,261	1998	1998	0	0	0	60.00	40.00

1 MOBILE HME 100% - 1999 Heated Area: 1715 HX Base Yr 1999



199 SW AMELIA CT, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1998	1998	3	100	1,200	
2	0210	GARAGE U	0	100	0	0	572.00	UT	7.50	7.50	100	2000	2000	3	100	4,290	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0080	DECKING	0	100	10	20	200.00	UT	5.00	5.00	50	2000	2000	3	50	500	
5	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
6	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,500	
7	0031	BARN,MT AE	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	3,800	
8	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2020	2020	3	100	500	
9	0031	BARN,MT AE	0	100	0	0	1.00	UT	0.00	0.00	100	2020	2020	3	100	2,500	
10	0031	BARN,MT AE	0	100	0	0	1.00	UT	0.00	0.00	100	2020	2020	3	100	2,500	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 — 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		47,704
TOTAL MARKET OB/XF VALUE		27,290
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		139,994
SOH/AGL Deduction		47,908
ASSESSED VALUE		92,086
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		40,675
TOTAL JUST VALUE		139,994
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		139,994

PERMIT NUM	DESCRIPTION	AMT	ISSUED
30460	MAINT/ALTR	35	09/13/2012
17111	GARAGE	50	06/21/2000
16508	M H	125	01/18/2000
14345	M H	125	08/03/1998
13411	M H	125	12/15/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0867/2387	10/15/1998	WD	Q	V		22,000

GRANTOR: SUBRANDY LTD PARTNERS

GRANTEE: MCDONALD

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W64 S27 E35 N1 E13 S1 E16 N27$.

LAND DESCRIPTION

TOTAL OB/XF 26,790

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	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 04/08/2026 BY JB Total Acres: 5.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 11/17/2026 BY SYS

LOT 5 SOUTH WIND S/D.

867-2387,

MACDONALD ROBIN W/MACDONALD CYNTHIA J
330 SW SUNVIEW ST
FORT WHITE, FL 32038

2027

33-5S-16-03751-205

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0200	MOBILE HOME	
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
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

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

COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 — 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		47,704
TOTAL MARKET OB/XF VALUE		27,290
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		139,994
SOH/AGL Deduction		47,908
ASSESSED VALUE		92,086
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		40,675
TOTAL JUST VALUE		139,994
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		139,994

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0867/2387	10/15/1998	WD	Q	V		22,000

GRANTOR: SUBRANDY LTD PARTNERS

GRANTEE: MCDONALD

BUILDING NOTES

BUILDING DIMENSIONS

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
11	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2020	2020	3	100	500	

TOTAL OB/XF 500

LAND DESCRIPTION

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

REVIEW DATE 04/08/2026 BY JB Total Acres: 5.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 11/17/2026 BY SYS