LOT 13 SOUTH WIND S/D.
870-1551, WD 1387-1669,

DUQUE JOSE L/DUQUE MARGARITA Z
616 SW SUNVIEW ST
FORT WHITE, FL 32038

2026

33-5S-16-03751-213

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

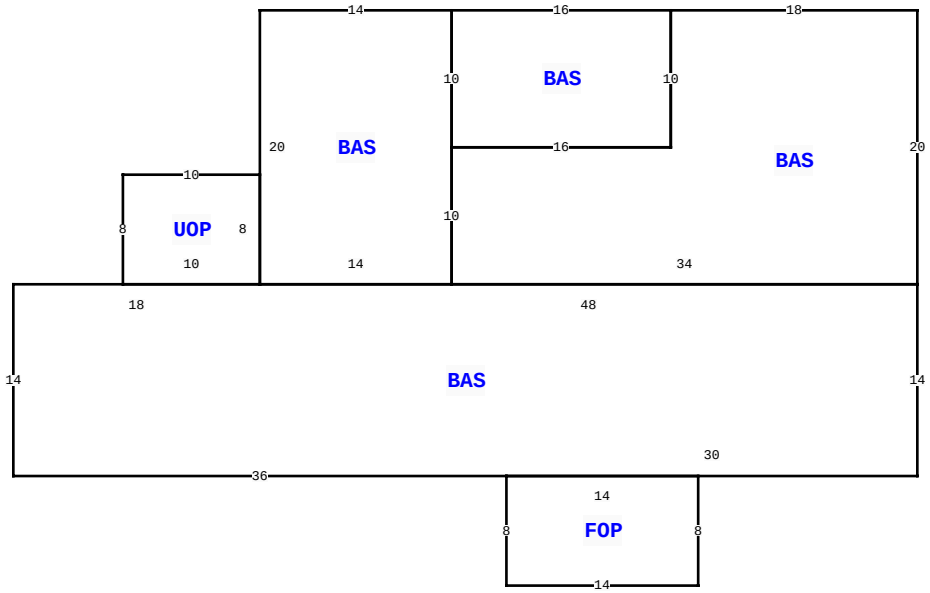
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Stories	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	160	100		160	9,505
BAS	280	100		280	16,634
BAS	520	100		520	30,891
BAS	924	100		924	54,891
FOP	112	35		39	2,317
UOP	80	25		20	1,188
TOTALS	2,076			1,943	115,425

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,943	114.9000	108.01	209,863	1997	1997	0	0	0	45.00	55.00

1 MANUF 1 100% - 2020 Heated Area: 1884 HX Base Yr 2020



616 SW SUNVIEW ST, FORT WHITE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		115,425
TOTAL MARKET OB/XF VALUE		14,200
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		194,625
SOH/AGL Deduction		137,153
ASSESSED VALUE		57,472
TOTAL EXEMPTION VALUE	HX HB	32,472
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		194,625
NCON VALUE		5,600
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		167,350

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1387/1669	6/04/2019	WD	Q	I	01	90,000
GRANTOR: RAFAEL & MARIJO COMES						
GRANTEE: JOSE L & MARGARITA						
0870/1551	11/01/1998	WD	Q	V		20,000
GRANTOR: SUBRANDY LTD PARTNERS						
GRANTEE: COMESANA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W48 W18 S14 E36 E30 N14 $
BAS=[ORIG=0,0] N20 W18 S10 W16 S10 E34 $
BAS=[ORIG=-34,-10] N10 W14 S20 E14 N10 $
BAS=[ORIG=-18,-20] W16 S10 E16 N10 $
FOP=[ORIG=-30,14] S8 E14 N8 W14 $
UOP=[ORIG=-48,0] N8 W10 S8 E10 $
.

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
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0210	GARAGE U	0	100	24	20	1.00	UT	0.00	0.00	100	2014	2014	3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 14,200

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	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 04/07/2026 BY JB Total Acres: 5.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 06/08/2026 BY SYS