LOT 16 SOUTH WIND S/D.

904-1321, CT 1159-2780, WD 1164-

ADAMS CHARLES J/ADAMS RITA ELLEN
796 SW SUNVIEW ST
FORT WHITE, FL 32038-4312

**2027**

**33-5S-16-03751-216**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 14 | PREFIN 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

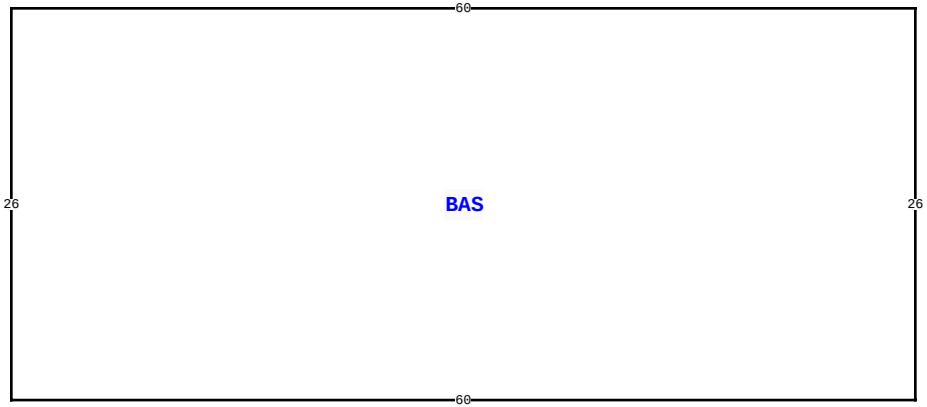
NEIGHBORHOOD/LOC 33516.020 1.00/

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,560 | 100 | | 1,560 | 97,109 |
| TOTALS | 1,560 | | | 1,560 | 97,109 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0202 | 02 | 1,560 | 117.9000 | 113.18 | 176,561 | 2001 | 2001 | 0 | 0 | 0 | 45.00 | 55.00 |

1 MANUF 2 100% - 2024 Heated Area: 1560 HX Base Yr 2024




796 SW SUNVIEW ST, FORT WHITE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | 05/07/2026 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 | 0294 | SHED WOOD/ | 0 | 100 | 10 | 12 | 120.00 | UT | 14.00 | 14.00 | 100 | 2006 | 2006 | 3 | 100 | 1,680 | |
| 2 | 0252 | LEAN-TO W/ | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2014 | 2014 | 3 | 100 | 150 | |
| 3 | 9945 | Well/Sept | 0 | 100 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | | | 3 | 100 | 7,000 | |
| 4 | 0252 | LEAN-TO W/ | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2014 | 2014 | 3 | 100 | 150 | |
| 5 | 0294 | SHED WOOD/ | 0 | 100 | 0 | 0 | 1.00 | UT | 500.00 | 500.00 | 100 | 2026 | 2025 | | 100 | 500 | |
| 6 | 0030 | BARN,MT | 0 | 100 | 0 | 0 | 1.00 | UT | 1,100.00 | 1,100.00 | 100 | 2026 | 2025 | | 100 | 1,100 | |
| 7 | 0251 | LEAN TO W/ | 0 | 100 | 0 | 0 | 1.00 | UT | 500.00 | 500.00 | 100 | 2026 | 2025 | | 100 | 500 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 97,109 |
| TOTAL MARKET OB/XF VALUE | 11,080 |
| TOTAL LAND VALUE - MARKET | 71,500 |
| TOTAL MARKET VALUE | 179,689 |
| SOH/AGL Deduction | 6,583 |
| ASSESSED VALUE | 173,106 |
| TOTAL EXEMPTION VALUE | HX HB 51,411 |
| BASE TAXABLE VALUE | 121,695 |
| TOTAL JUST VALUE | 179,689 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 180,701 |

PRMT:1:1: STANBERRY

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000042625 | Electrical Servic | 0 | 08/26/2021 |
| 18137 | M H | 125 | 04/09/2001 |
| 17132 | SFR | 345 | 06/26/2000 |
| 13943 | PUMP/UTPOL | 30 | 04/28/1998 |
| 13840 | M H | 125 | 04/03/1998 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1436/2613 | 5/04/2021 | WD | Q | I | 01 | 145,000 |
| GRANTOR: ADAMS MITCHELL W | | | | | | |
| GRANTEE: ADAMS CHARLES J | | | | | | |
| 1180/1549 | 9/08/2009 | WD | U | I | 18 | 44,000 |
| GRANTOR: SECRETARY OF HOUSING | | | | | | |
| GRANTEE: MITCHELL W ADAMS | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W60 S26 E60 N26$.

## LAND DESCRIPTION

TOTAL OB/XF 11,080

| 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 | 1.10 | 65,000.00 | 71,500.00 | 71,500 | | | | | | | |

REVIEW DATE 04/07/2026 BY JB Total Acres: 6.14 Total Land Value: 71,500 Market: 0 Agricultural: 0 Common: 71,500 PRINTED 11/17/2026 BY SYS